

An aerial photograph of Seattle, Washington, showing a dense urban landscape. The Space Needle is visible on the left side of the image. A blue arrow with a white outline points from the text '1370 STEWART' to a specific location in the city, near the intersection of Stewart Street and a major highway.

1370 STEWART

DEVELOPER

Arbutus Properties
110-1529 West 6th Ave
Vancouver, BC, Canada V6J 1R1

ARCHITECT

Perkins+Will
1301 Fifth Avenue
Seattle, WA 98101

LANDSCAPE ARCHITECT

SiteWorkshop
215 6th Ave North, Suite 250
Seattle, WA 98109

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DEVELOPMENT OBJECTIVES

The proposed development will be a mixed use residential and retail tower.

Located at the intersection of South Lake Union, Denny Triangle, and Capitol Hill neighborhoods, the Tower will serve as a gateway into South Lake Union.

The design objective is to leverage the unique site location to maximize views, and create a compelling pedestrian environment of a quality consistent with the emerging contemporary developments in the surrounding neighborhoods.

- 442,000 sf of residential
- 456 residential units
- +/-9,100 of retail
- 134 parking underground stalls



PUBLIC OUTREACH

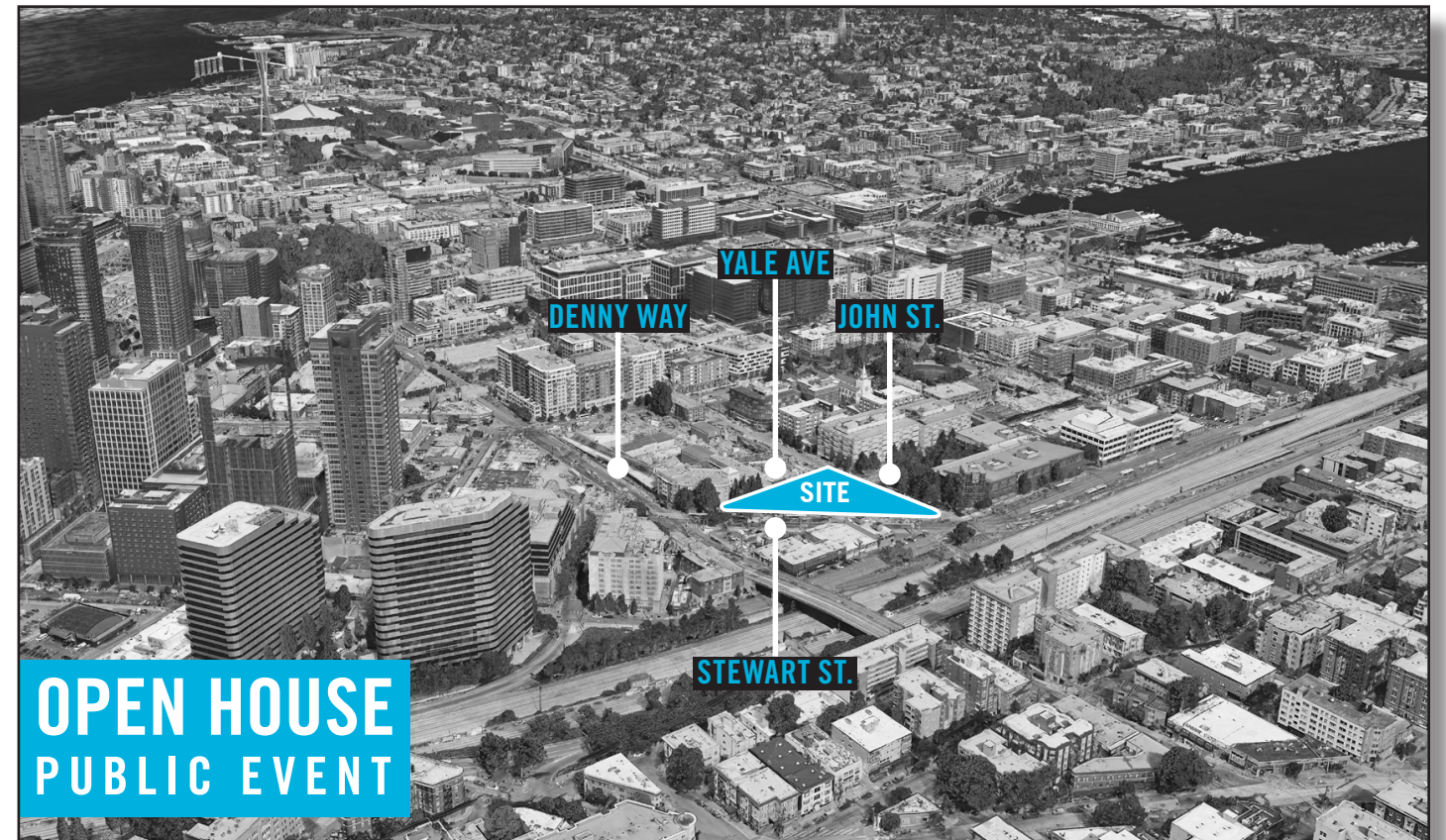
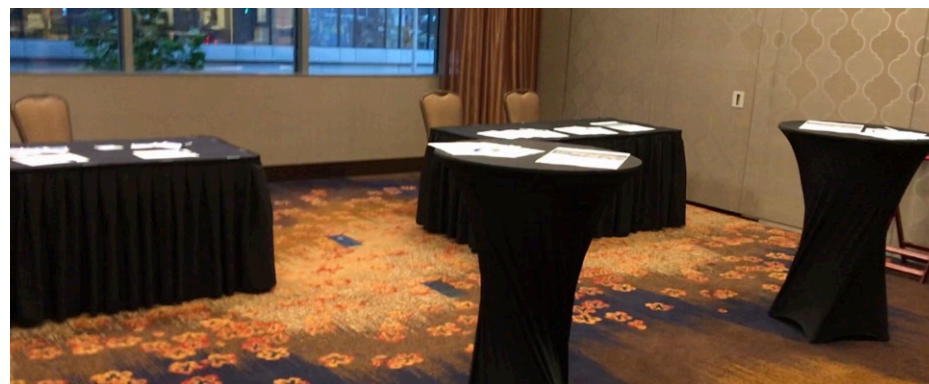
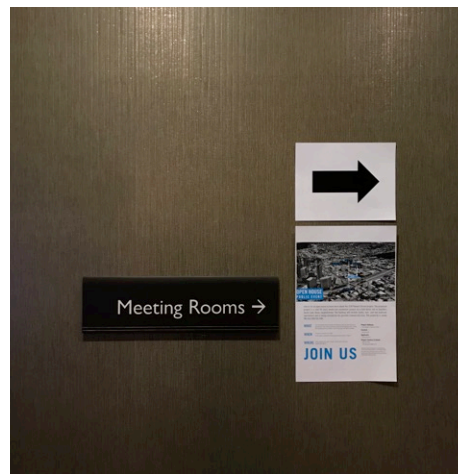
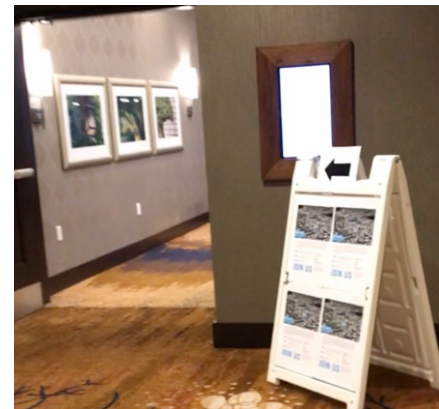
SUMMARY OF COMMENTS

The project team participated in public outreach through printed, electronic and in-person outreach.

On October 25, 2018, the project team held an open house/community meeting, open to the public, publicized through posters, emails and DON calendar.

The project team also completed equity outreach through hanging posters and sending out invitations to local organizations per requirements.

No comments or questions have been received at the open house, through the project hotline or email to date.



OPEN HOUSE PUBLIC EVENT

Join us for an open house to learn more about the 1370 Stewart Street project. The proposed project is a new 44-story mixed-use residential project on a half-block site in Seattle's South Lake Union neighborhood. The building will include studio, one- and two-bedroom apartments and is being considered for possible commercial uses. The property is zoned SM-SLU 240/125-440.

WHAT

Join the project team and their architects to discuss the vision and approach for this new residential project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

WHEN

Thursday, October 25, 2018.
Event begins promptly at 6pm and will end around 7:30pm

WHERE

Hilton Garden Inn, Mt. Si Room, 1821 Boren Avenue,
Seattle WA 98101

Project Address:

1370 Stewart St. Seattle, WA 98109

Contact:

Paul Buitenhuis

Applicant:

Arbutus Properties

Project Hotline & Email:

(206) 577-3956

1370stewartavenue@gmail.com

Additional Project Information on Seattle Services Portal via the Project Address: 1370 Stewart Street

Note that calls and emails are returned within 1-2 business days. Calls and emails are subject to City of Seattle public disclosure laws.

JOIN US

SURVEY SUMMARY

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC., COMMITMENT NO. 2037607-410-MP2, DATED DECEMBER 14, 2017. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.
NONE NOTED OR SHOWN.

DESCRIPTION:

LOT 3, BLOCK 24, PONTIUS FOURTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 8, IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONDEMNED FOR STEWART STREET IN KING COUNTY SUPERIOR COURT CAUSE NO. 58229 UNDER ORDINANCE NO. 14881 OF THE CITY OF SEATTLE.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC., COMMITMENT NO. 2037607-410-KA6, DATED NOVEMBER 3, 2017. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.
NONE NOTED OR SHOWN.

DESCRIPTION:

LOTS 4, 5 AND 6, BLOCK 24, PONTIUS FOURTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 8, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT ANY PORTION FOR 'STREETS OR ANY PORTION LYING SOUTHEASTERLY OF STEWART STREET';

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC., COMMITMENT NO. 2037607-410-KA6, DATED NOVEMBER 3, 2017. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

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TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.
NONE NOTED OR SHOWN.

CERTIFICATION:

SURVEY IDENTIFICATION NO.: 2017258.00

REGISTERED LAND SURVEYOR NO.: 37546

SURVEYOR'S ADDRESS & COMPANY: BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVENUE EAST
SEATTLE, WA 98102-3513

TELEPHONE: (206) 323-4144

TO CC BARDEN LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND BB BARDEN LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND PS BARDEN LLC, A WASHINGTON LIMITED LIABILITY COMPANY, JOHN P. AHLERS AND LYNN A. AHLERS, HUSBAND AND WIFE AND HEINZ SEVER AND HEIDI SEVER, HUSBAND AND WIFE AND REED, PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS TENANTS IN COMMON, DANIEL WILLIAM HAYES, AS HIS SEPARATE ESTATE AND SHARON RITA HAYES, AS HER SEPARATE ESTATE AND SADIE R. WOODSON, AS HER SEPARATE ESTATE, EACH AS THEIR INTERESTS MAY APPEAR AND FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 7A, 7B, 7C, 8, 9, 10A, 11, 13, 14, 15, 16, 17, 18, 19 AND 20. THE FIELD WORK WAS COMPLETED ON DECEMBER 14TH, 2017.

DATE OF PLAT OR MAP: 1/08/18

DAKIN A. BELL, P.L.S. NO. 37546

THE ABOVE CERTIFICATE IS BASED UPON WORK PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL SURVEY PRACTICE. WE MAKE NO OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED.

ALTA CERTIFICATION NOTES:

- AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- AT THE TIME OF THIS SURVEY, THERE WERE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES ADJACENT TO THIS PROPERTY MADE AVAILABLE BY THE CONTROLLING JURISDICTION OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- AT THE TIME OF THIS SURVEY, NO WETLANDS OR WETLAND MARKERS WERE OBSERVED.

SITE NOTES

SITE ADDRESS:
1370 STEWART STREET
SEATTLE, WA 98109

TAX ACCOUNT NO.:
684970-0280
684970-0280
684970-0295

ZONING:
SM-SLU 240/125-440

ZONING AGENCY:
CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
700 5TH AVENUE, SUITE 2000
SEATTLE, WA 98104
(206) 684-8600

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16TH, 1995, COMMUNITY PANEL NO. 530330C0630F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

HORIZONTAL DATUM:
NAD 83/91

AREA:

SITE AS SHOWN CONTAINS 20,960 SQUARE FEET OR 0.4812 ACRES, MORE OR LESS.

PARKING SPACE COUNT:

PAINTED PARKING SPACES TOTAL 25 INCLUDING 0 DISABLED PARKING SPACES. THERE IS ALSO EXTENSIVE UNMARKED PARKING ON GRAVEL IN THE SOUTHERLY PORTION OF THE SITE.

SUBSTRUCTURES:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

UTILITY PROVIDERS:

SANITARY SEWER AND STORM DRAINAGE:
SEATTLE PUBLIC UTILITIES
PROJECT MANAGEMENT AND ENGINEERING
700 5TH AVENUE
PO BOX 34018
SEATTLE, WA 98124-4018
(206) 233-7900

WATER:
SEATTLE PUBLIC UTILITIES
700 5TH AVENUE, SUITE 4900
PO BOX 34018
SEATTLE, WA 98124-4018
(206) 684-3000

POWER:
SEATTLE CITY LIGHT
700 5TH AVENUE, SUITE 3200
SEATTLE, WA 98124-4023
(206) 684-3000

NATURAL GAS:
PUGET SOUND ENERGY
10885 NE 4TH STREET, SUITE 1200
PO BOX 97034
BELLEVUE, WA 98009-9734
(425) 454-6363
(888) 225-5773

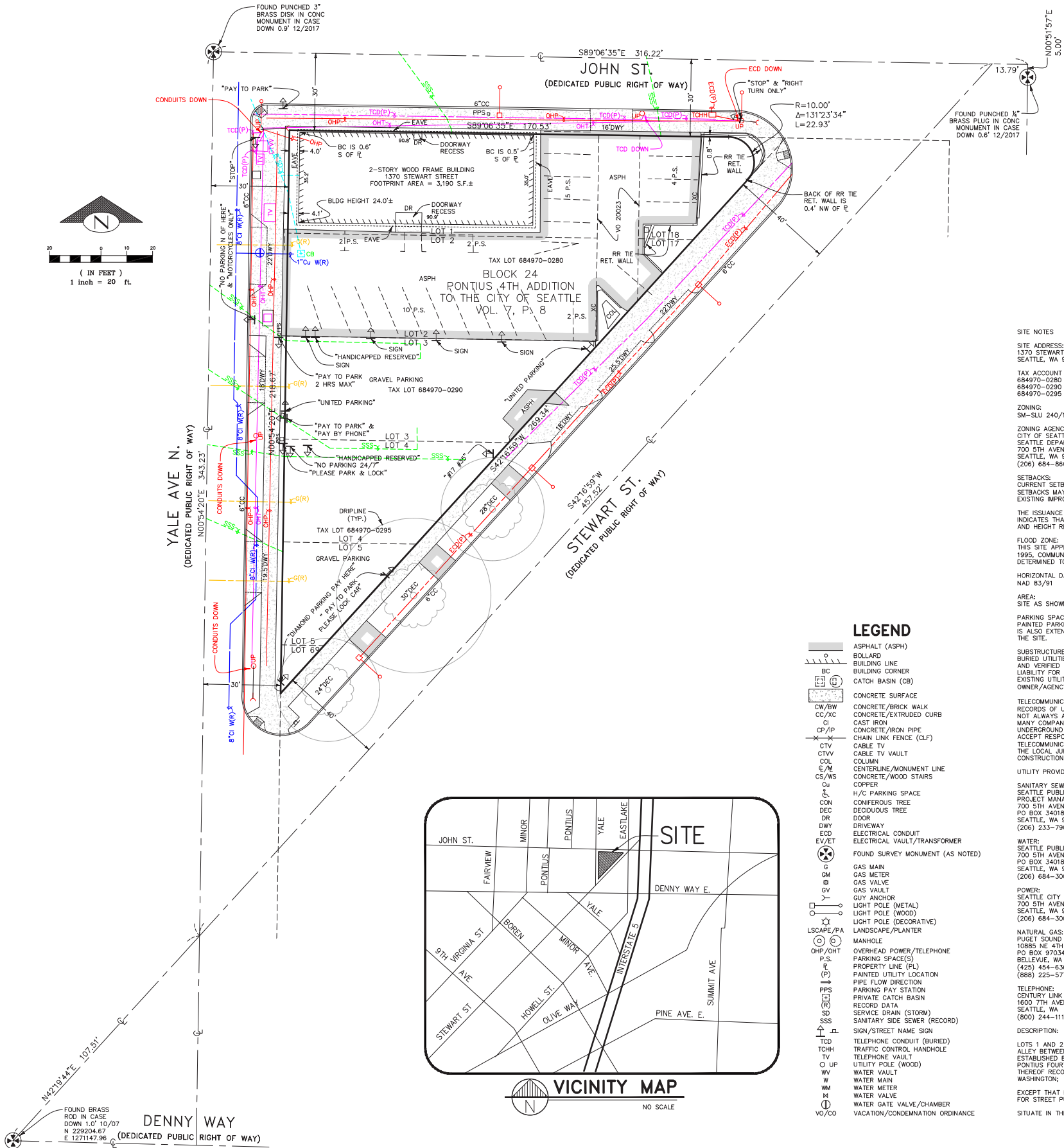
TELEPHONE:
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111

DESCRIPTION:

LOTS 1 AND 2 AND ALL THAT PORTION OF LOTS 17 AND 18 AND OF THE VACATED ALLEY BETWEEN SAID LOTS LYING NORTHWESTERLY OF STEWART STREET AS ESTABLISHED BY ORDINANCE NO. 14881 OF THE CITY OF SEATTLE IN BLOCK 24, PONTIUS FOURTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 8, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOT 18 HERETOFORE CONVEYED TO THE CITY OF SEATTLE FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NO. 733679.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.



LEGEND

- ASPHALT (ASPH)
- BOLLARD
- BUILDING CORNER
- CATCH BASIN (CB)
- CONCRETE SURFACE
- CONCRETE/BRICK WALK
- CONCRETE/EXTRUDED CURB
- CAST IRON
- CONCRETE/IRON PIPE
- CHAIN LINK FENCE (CLF)
- CABLE TV
- CABLE TV VAULT
- COLUMN
- CENTERLINE/MONUMENT LINE
- CONCRETE/WOOD STAIRS
- COPPER
- H/C PARKING SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- DR
- DRIVEWAY
- ELECTRICAL CONDUIT
- ELECTRICAL VAULT/TRANSFORMER
- FOUND SURVEY MONUMENT (AS NOTED)
- GAS MAIN
- GAS METER
- GAS VALVE
- GAS VAULT
- GUY ANCHOR
- LIGHT POLE (METAL)
- LIGHT POLE (WOOD)
- LIGHT POLE (DECORATIVE)
- LANDSCAPE/PLANTER
- MANHOLE
- OVERHEAD POWER/TELEPHONE
- PARKING SPACE(S)
- PROPERTY LINE (PL)
- PAINTED UTILITY LOCATION
- PIPE FLOW DIRECTION
- PARKING PAY STATION
- PRIVATE CATCH BASIN
- RECORD DATA
- SERVICE DRAIN (STORM)
- SANITARY SIDE SEWER (RECORD)
- SIGN/STREET NAME SIGN
- TELEPHONE CONDUIT (BURIED)
- TRAFFIC CONTROL MANHOLE
- TELEPHONE VAULT
- UTILITY POLE (WOOD)
- WATER VAULT
- WATER MAIN
- WATER METER
- WATER VALVE
- WATER GATE VALVE/CHAMBER
- VACATION/CONDEMNATION ORDINANCE

VICINITY MAP

NO SCALE












URBAN DESIGN ANALYSIS

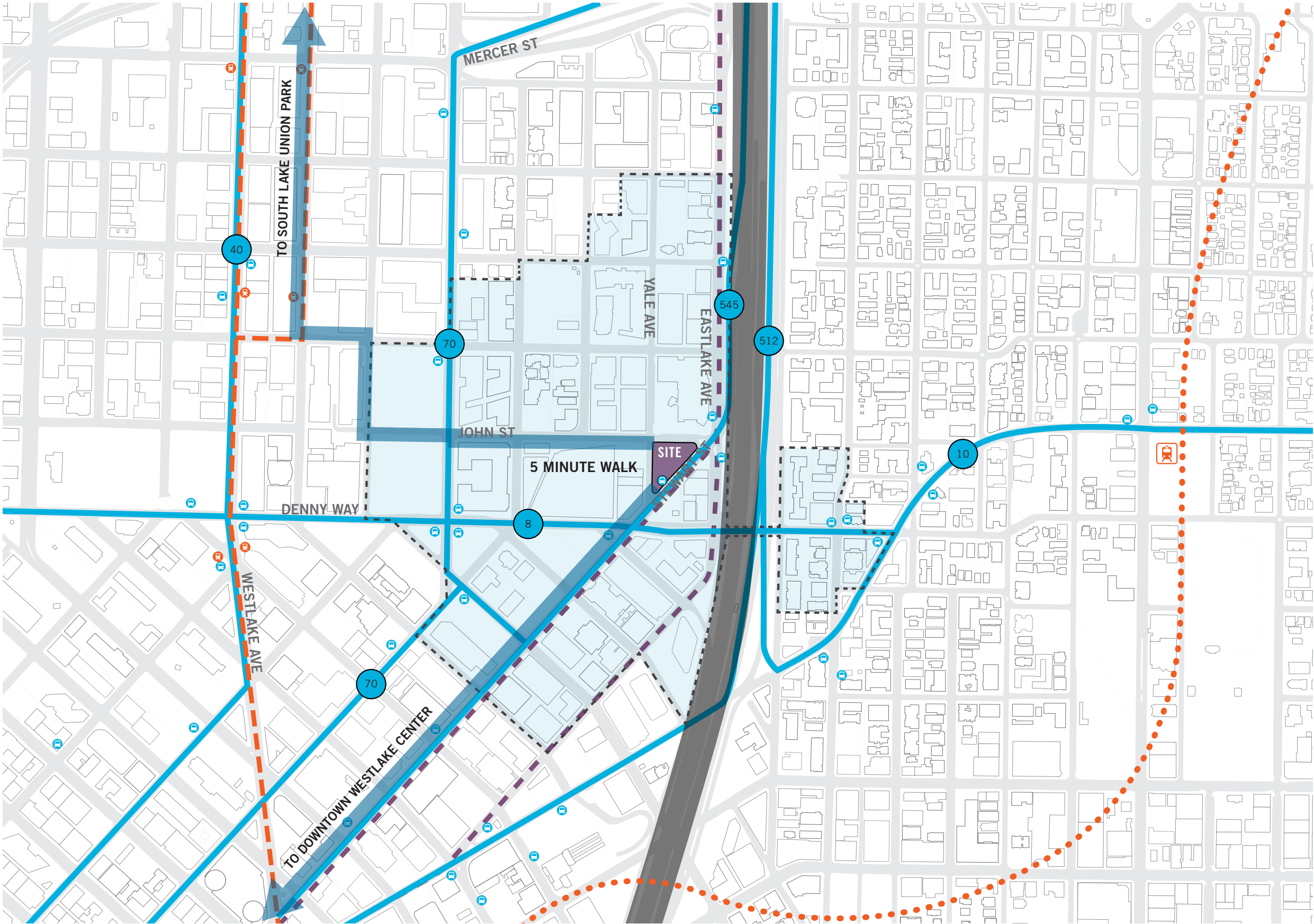
VICINITY - MOBILITY

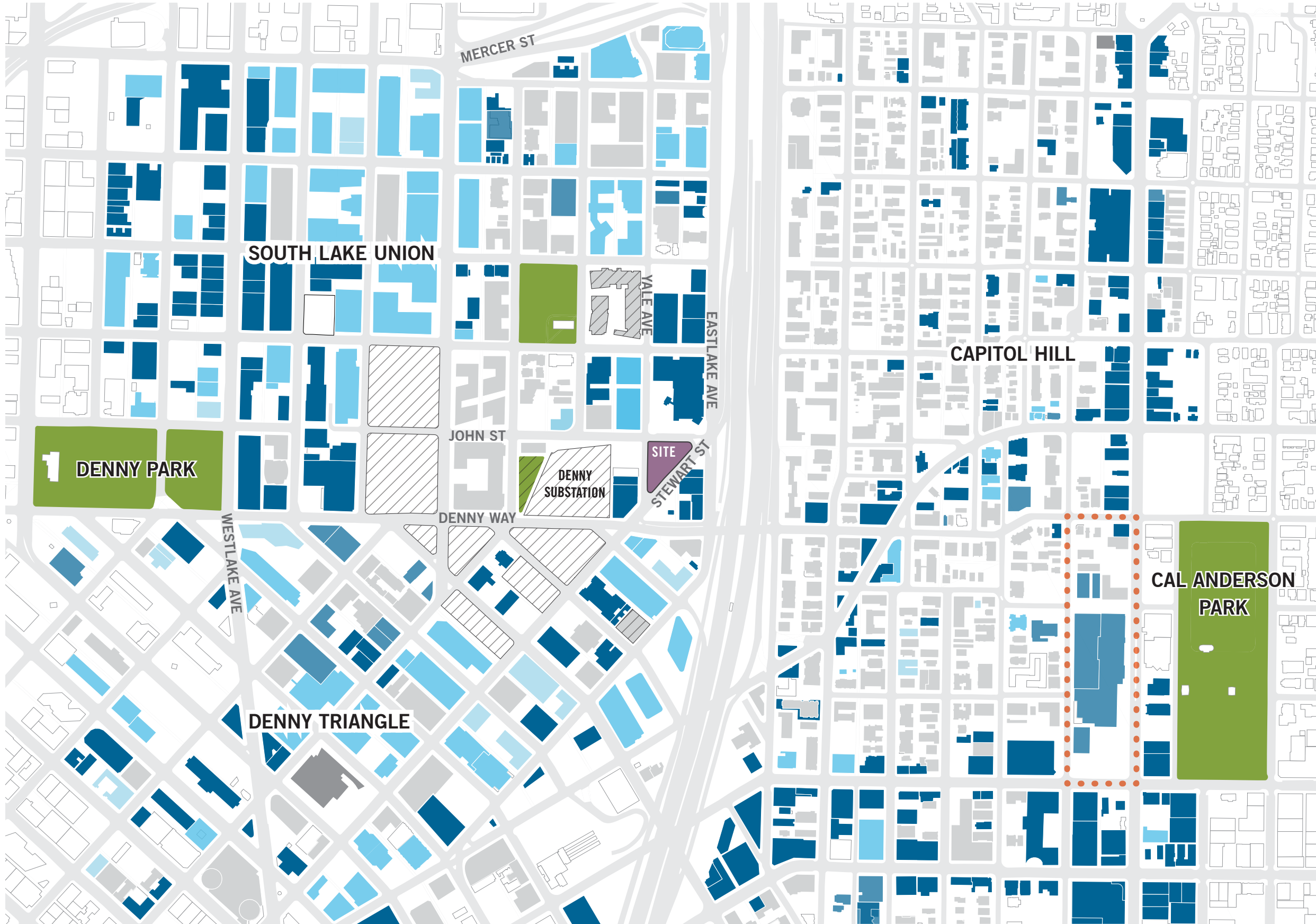
The proposed development is located where South Lake Union Urban Village meets Denny Triangle and Capitol Hill.

The triangular site is bounded by John St to the north, Yale Ave to the west and Stewart St to the southeast. I-5 near the site separates South Lake Union and Denny Triangle from Capitol Hill. Stewart St by the site is a common path from South Lake Union to downtown Seattle.

The REI flagship store, which features intensive tree covered urban trails are across from John St. Cascade playground is within 5 minutes walking distance. Multiple transit lines and stops are within 5 minutes range.

-  STREET CAR STATION
-  LINK LIGHT RAIL STATION
-  BUS STOP
-  BUS ROUTE NUMBER
-  BUS ROUTE
-  STREET CAR ROUTE
-  LIGHT RAIL ROUTE
-  BIKE LANE
-  COMMON PATH TO SLU PARK
(15 MINUTE WALK)
-  COMMON PATH TO DOWNTOWN
(12 MINUTE WALK)
-  I-5













The site is in the midst of a developing urban area influenced by both the Downtown Core and South Lake Union. The predominant uses surrounding the site are office, residential, and retail.

- SEATTLE CENTRAL COLLEGE
- UNDER CONSTRUCTION
- RETAIL/ENTERTAINMENT
- SCHOOLS/LIBRARIES
- OFFICES
- HOTELS
- RESIDENTIAL
- GOVERNMENT

URBAN DESIGN ANALYSIS

VICINITY - SITE CONTEXT

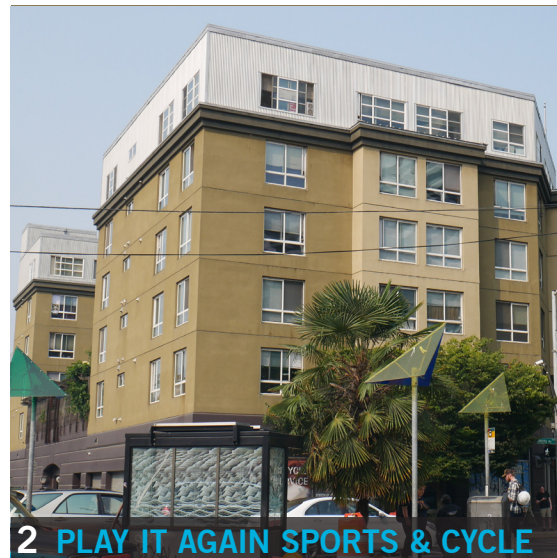
The existing urban and architectural character surrounding the site is mixed, and eclectic. The current wave of development activity is changing the character of the neighborhood by introducing more inviting streetscapes and higher quality design.

-  SEATTLE CENTRAL COLLEGE
-  UNDER CONSTRUCTION
-  RETAIL/ENTERTAINMENT
-  SCHOOLS/LIBRARIES
-  OFFICES
-  HOTELS
-  RESIDENTIAL
-  GOVERNMENT

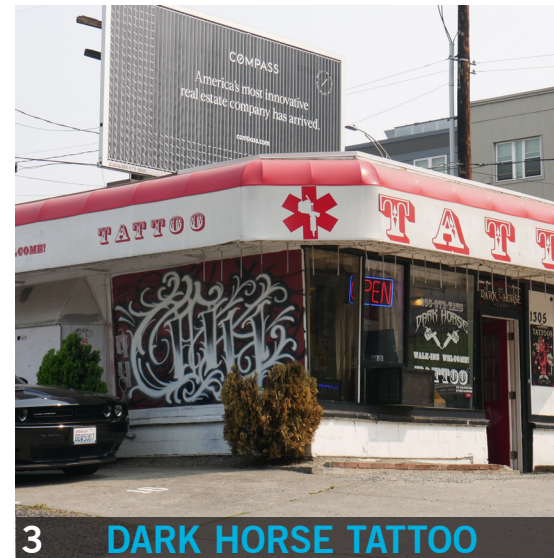




1 FEATHERED FRIENDS



2 PLAY IT AGAIN SPORTS & CYCLE



3 DARK HORSE TATTOO



4 GREG'S JAPANESE AUTO



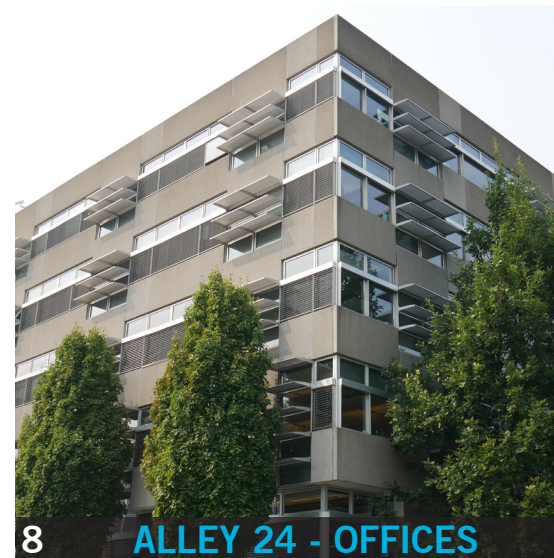
5 BRADLEY JOHNSON LAWYERS



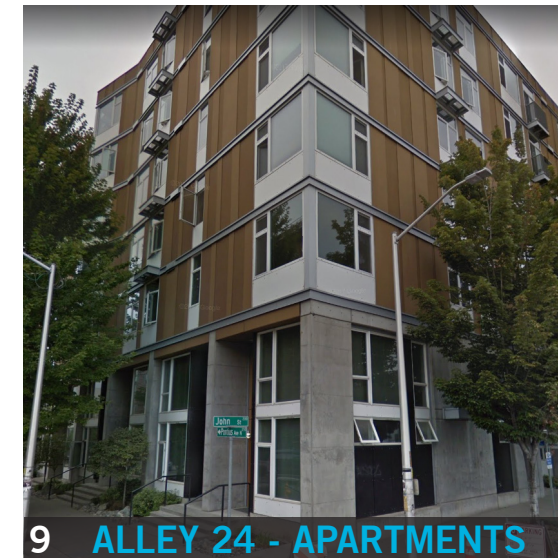
6 EL CORAZON



7 REI



8 ALLEY 24 - OFFICES



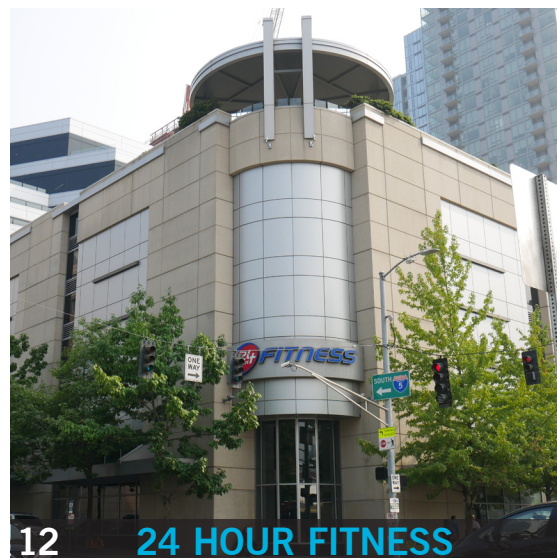
9 ALLEY 24 - APARTMENTS



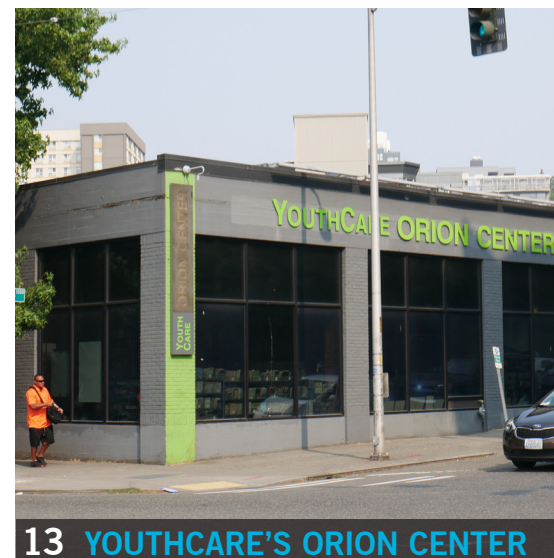
10 DENNY SUBSTATION



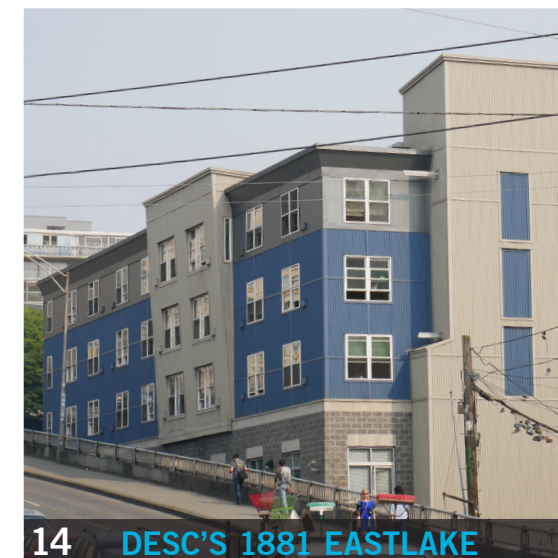
11 1200 STEWART



12 24 HOUR FITNESS



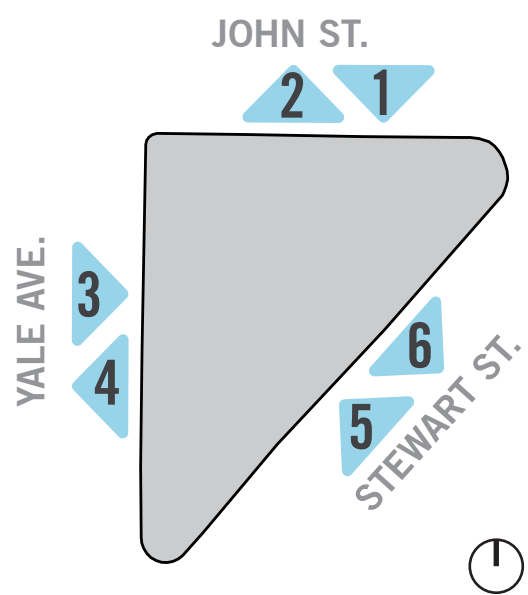
13 YOUTHCARE'S ORION CENTER



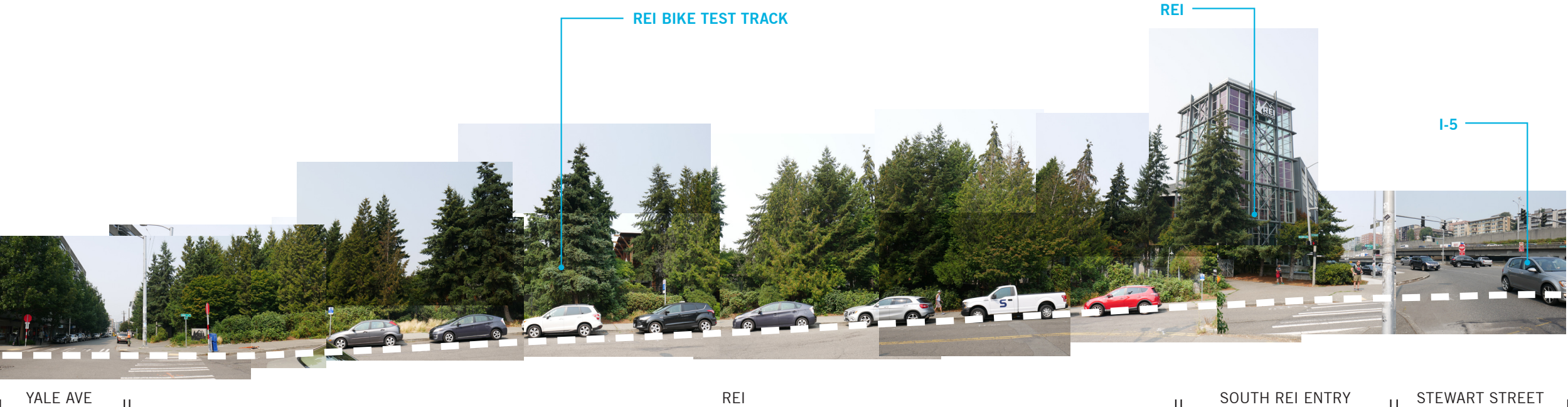
14 DESC'S 1881 EASTLAKE



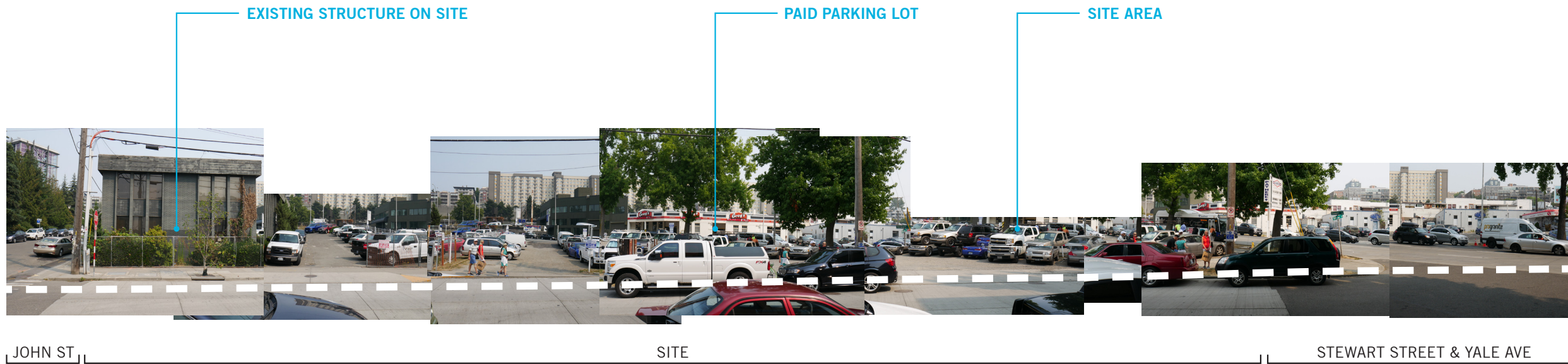
15 MARRIOTT SPRINGHILL SUITES



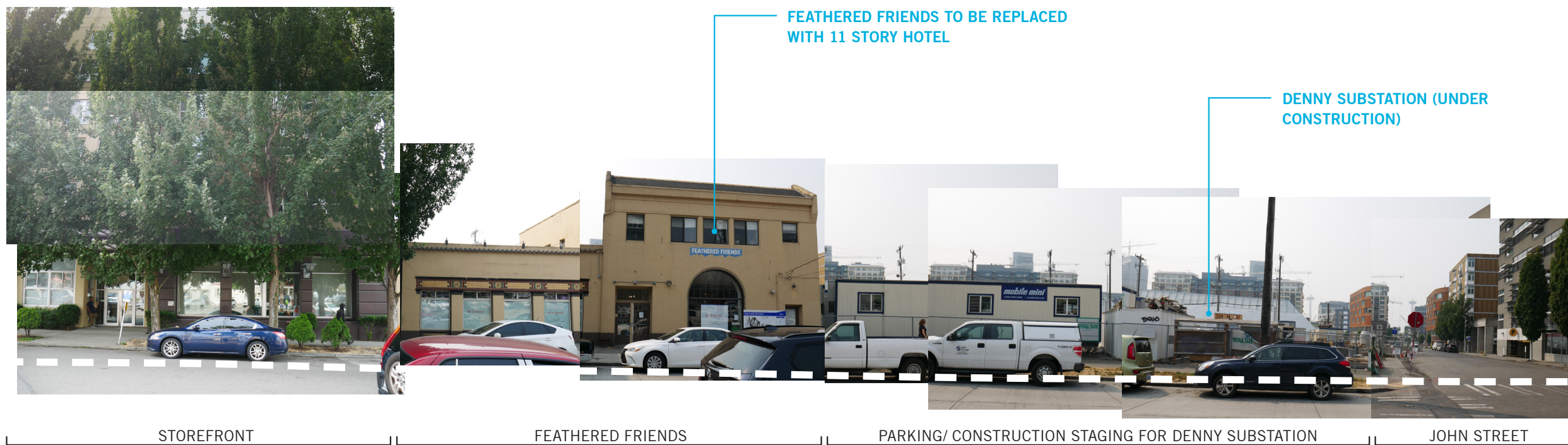
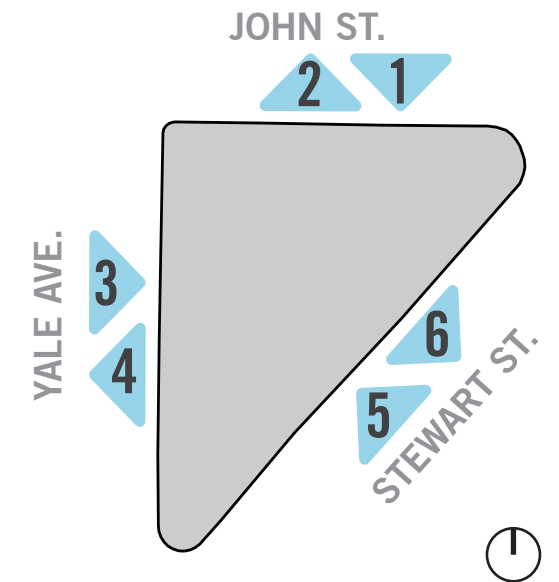
1 STREETSCAPE LOOKING SOUTH ON JOHN ST



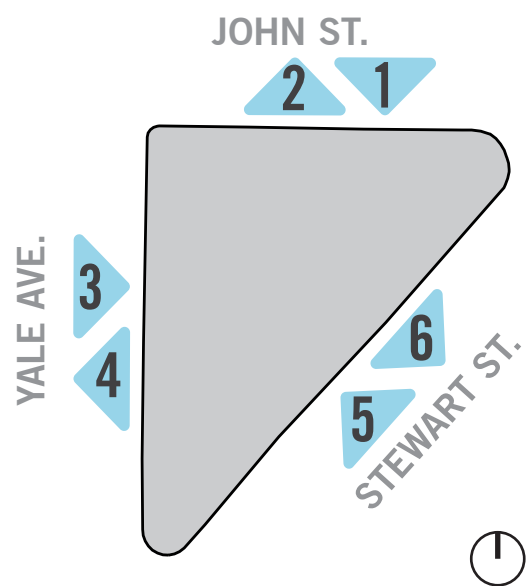
2 STREETSCAPE LOOKING NORTH ON JOHN ST



3 STREETSCAPE LOOKING EAST ON YALE AVE.



4 STREETSCAPE LOOKING WEST ON YALE AVE.



5 STREETSCAPE LOOKING NORTHWEST ON STEWART ST

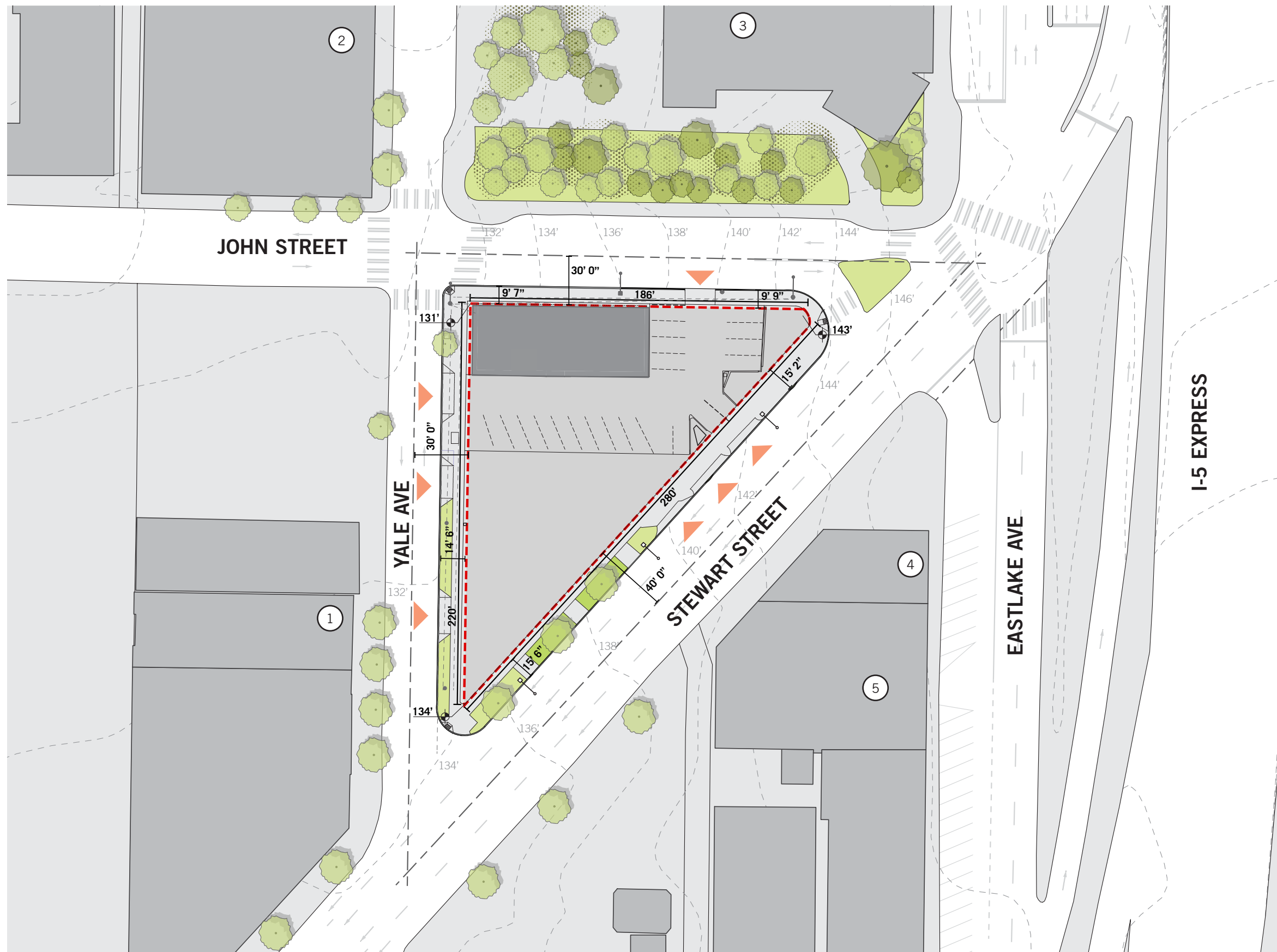




6 STREETSCAPE LOOKING SOUTHEAST ON STEWART ST

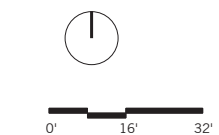
SITE INFORMATION

The site is located at 1370 Stewart St. and is bounded by Yale Ave. to the West, John Ave. to the North, and Stewart St. to the Southeast.




















The site is a triangular site with dimensions of approximately 186'x220'x280'

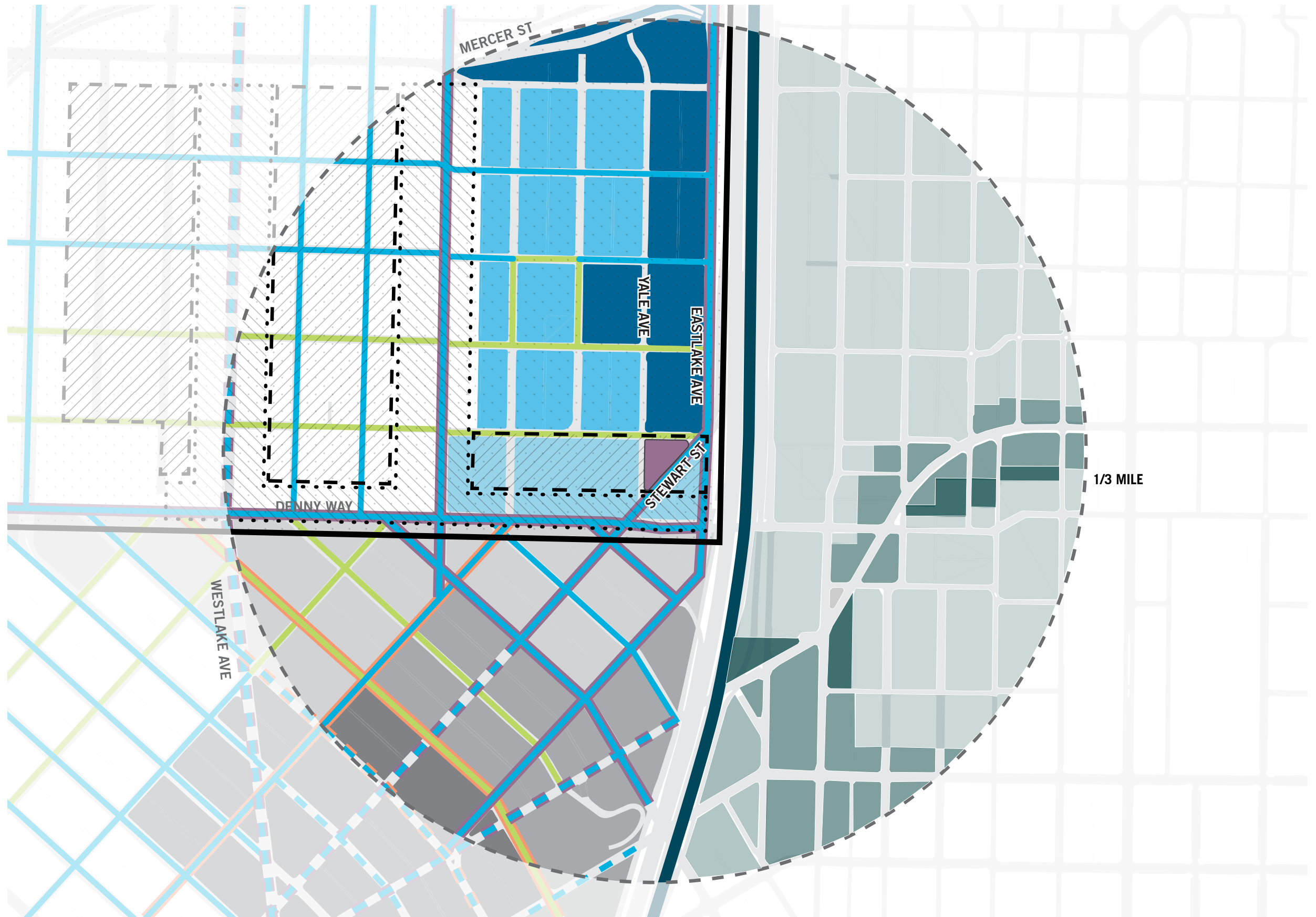


-  Vehicular Access
-  Property Line
- 1** Feathered Friends
- 2** Retail/Alley 24
- 3** REI
- 4** Bradley Johnson Lawyers
- 5** Greg's Auto



ZONING MAP

-  Project site
SM-SLU 240/125-440
-  DMC 240/290-440
-  DMC 340/290-440
-  DOC2 500/300-550
-  SM-SLU 240/125-440
-  SM-SLU/R 65/95
-  SM-SLU 100/95
-  MR
-  NC3P-65
-  NC3-65
-  NC3P-85
-  Principle arterial
-  Principal Transit
-  Class I
-  Class II
-  Green Street
-  I-5
-  Podium Height 45'
-  Podium Height 65'
- Urban Village



SM-SLU 240/125-440

SOUTH LAKE UNION URBAN CENTER
VILLAGE

23.48.025 - STRUCTURAL HEIGHT

C.7. At the applicant’s option, the combined total coverage of all features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65 percent of the roof area, provided that all of the following are satisfied:

- a. All mechanical equipment is screened; and
- b. No rooftop features are located closer than 10 feet to the roof edge.

8. In order to protect solar access for property to the north, the applicant shall either locate the rooftop features listed in this subsection 23.48.025.C.8 at least 10 feet from the north lot line, or provide shadow diagrams to demonstrate that the proposed location of such rooftop features would shade property to the north on January 21 at noon no more than would a structure built to maximum permitted bulk.

Total 65% of rooftop coverage and shadow diagrams are provided.

23.48.055 - LANDSCAPING AND
SCREENING STANDARDS

A. Landscaping requirements

2. Landscaping that achieves a Green Factor score of .30 or greater, pursuant to Section 23.86.019, is required for any lot with: a. Development containing more than four new dwelling units; or b. Development, either a new structure or an addition to an existing structure, containing more than 4,000 square feet of non-residential uses; or c. Any use with more than 20 new parking spaces for automobiles.

Green factor .30 is provided.

SMC 23.48.220 - FLOOR AREA RATIO
(FAR):

A. General provisions, Table A FAR limits for non-residential uses in zone SM-SLU 240/125/440 is 8.

6. In all SM-SLU zones, except SM-SLU/R 65/95, SM-SLU 100/95 and SM-SLU 145 zones, a development that includes a residential structure or a portion of a structure as a residential tower is exempt from FAR requirements as to that structure or portion of a structure, and the FAR limits for permitted non-residential uses in that structure or portion of a structure shall be applied based on the lot area required for the residential tower development, to meet the upper-level floor area limit of subsection 23.48.245.A. The FAR limits for the remainder of the development shall be applied based on an assumed lot area of the total lot area minus the lot area required for the portion of the development that is a residential tower.

The residential tower is exempt from FAR requirements.

The max buildable floor area for non-residential uses:

(Site area 21,125 sf - lot area required to meet the upper -level floor area limit 10,500 sf) x maximum FAR 8 = 85,000 sf.

SMC 23.48.225 STRUCTURE HEIGHT:

A. Base and maximum height limits 1. In zones listed below in this subsection 23.48.225.A.1, the applicable height limit for portions of a structure that contain non-residential and live-work uses is shown as the first figure after the zone designation and the base height limit for portions of a structure in residential use is shown as the first figure following the “/”. The third figure shown is the maximum residential height limit. Except as stated in Section 23.48.025, the base residential height limit is the applicable height limit for portions of a structure in residential use if the structure does not gain extra residential floor area under the provisions of Chapter 23.58A, and the maximum

residential height limit is the height limit for portions of a structure in residential use if the structure includes extra floor area under the provisions of Chapter 23.58A and if the structure complies with the standards for tower development specified in Section 23.48.240 (Street-level development standards in South Lake Union Urban Center) and Section 23.48.245 (Upper-level development standards in South Lake Union Urban Center)

This structure includes extra floor area per 23.58A and complies with 23.48.240 and 23.48.245. Therefore the maximum residential height limit is 440’.

SMC 23.48.240 - STREET-LEVEL
DEVELOPMENT STANDARDS IN SOUTH
LAKE UNION URBAN CENTER:

A. Street-level development standards in Section 23.48.040 apply to all streets in SM-SLU zones designated as Class 1 Pedestrian Streets, Class 2 Pedestrian Streets, or Neighborhood Green Streets as shown on Map A for 23.48.240.

B. 1. b. Except on Class 1 Pedestrian Streets, as shown on Map A for 23.48.240, and as specified in subsection 23.48.240.B.1, the street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to the following (Exhibit B for 23.48.240)

- 1) The setback area shall be landscaped according to the provisions of subsection 23.48.055.A.3;
- 2) Additional setbacks are permitted for up to 30 percent of the length of portions of the street-facing facade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner; and
- 3) Any required outdoor amenity area, or other required open space, or usable open space provided in accordance with subsections 23.48.240.E, 23.48.240.F,

or 23.48.245.B.4.c is not considered part of the setback area and may extend beyond the limit on setbacks from the street lot line that would otherwise apply under subsections 23.48.240.B.1.b.1 or 23.48.240.B.1.b.2.

Stewart St. is a class 2 pedestrian street. John St. is a neighborhood green street. This project requires a setback departure.

G. Required usable open space in the SM-SLU 100/65-145, SM-SLU 175/85-280, and SM-SLU 240/125-440 zones

1. Except as provided for in subsection 23.48.240.G.3 and 23.48.240.F, in the SM-SLU 100/65-145, SM-SLU 175/85-280, and SM-SLU 240/125-440 zones, on lots exceeding 30,000 square feet in area, proposed development containing extra floor area as provided for in Sections 23.48.021 and 23.48.221 shall provide usable open space as follows

The site area is 21,125 sf, less than 30,000 sf. Therefore no usable open space is required.

SMC 23.48.245 - UPPER-LEVEL
DEVELOPMENT STANDARDS:

A. Upper-level floor area limit. For residential towers, the average gross floor area of all stories above the podium height specified on Map A for 23.48.245 shall not exceed 50 percent of the lot area.

B.2.b. For a structure that exceeds a height of 160 feet, the following limits apply:

1) The average gross floor area for all stories with residential use that extend above the podium height indicated for the lot on Map A for 23.48.245 shall not exceed 10,500 square feet, or the floor size established by the upper-level floor area limit in subsection 23.48.245.A, whichever is less, except as allowed in subsection 23.48.245.A.

2) The gross floor area of any single residential story above the podium height shall not exceed 11,500 square feet.

Lot Area 21,125 x 50% = 10,563 sf

Therefore the average gross floor area of the residential tower is 10,500 sf.

SMC 23.48.245.B.4 PODIUM
STANDARDS:

4.A. Height limit for podiums. The specific podium height for a lot is shown on Map A for 23.48.245, and the height limit extends from the street lot line to the parallel alley lot line, or, where there is no alley lot line parallel to the street lot line, from the street lot line to a distance of 120 feet from the street lot line, or to the rear lot line, if the lot is less than 120 feet deep. The podium height is measured from the grade elevation at the street lot line.

4.B. Podium floor area limits. For the podiums of structures with residential uses that exceed the base height limit established for the zone under subsection 23.48.225.A.1 and for structures with non-residential uses that exceed a height of 85 feet, the average floor area coverage of required lot area, pursuant to subsection 23.48.245.A, for all the stories below the podium height specified on Map A for 23.48.245, shall not exceed 75 percent of the lot area, except that floor area is not limited for each story if the total number of stories below the podium height is three or fewer stories, or if the conditions in subsection 23.48.245.B.4.c apply.

The height limit for podium is 45 feet. The podium floor area is not limited because the total number of stories below the podium height is three.

SMC 23.48.245.D FACADE MODULATION

For all structures with non-residential uses exceeding 85 feet in height, facade modulation is required for the street-facing portions of a structure located within 15 feet of a street lot line and exceeding the podium height specified for the lot on Map A for 23.48.245. No modulation is required for portions of a facade set back 15 feet or more from a street lot line.

Table B.

For stories above the podium height specified on Map A for 23.48.245 up to 145 feet = 150 feet max unmodulated facade.

For stories above 145 Feet = 120 feet max unmodulated facade.

SMC 23.54.015 - REQUIRED PARKING AND MAXIMUM PARKING LIMITS

A. Required parking. The minimum number of off-street motor vehicle parking spaces required for specific uses is set forth in Table A for 23.54.015 for non-residential uses other than institutional uses, Table B for 23.54.015 for residential uses, and Table C for 23.54.015 for institutional uses, except as otherwise provided in this Chapter 23.54.

Table B for 23.54.015/ M.

All residential uses in commercial and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within a frequent transit service area - No minimum requirement.

SMC 23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS

A. Except as provided in subsection 23.54.040.I, in downtown, multifamily, master planned community, and commercial zones, storage space for solid waste and recyclable materials containers shall be provided as shown in Table A for 23.54.040 for all new structures, and for existing structures to which two or more dwelling units are added.

3. Non-residential development shall meet the requirement in Table A for 23.54.040.

C. For development with more than 100 dwelling units, the required minimum area for storage space may be reduced by 15 percent, if the area provided as storage space has a minimum horizontal dimension of 20 feet.

Total Residential Development requires:
 $575+(456-100) \times 4 = 1,999$

Retail Development requires: 225

Total with 15% reduction:

$(1,999+ 225) \times 85\% = 1,890\ sf$

GATEWAYS

CS2 URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

I-III. GATEWAYS:

Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage. Gateways can be defined through landscaping, artwork, and references to the history of the location that create a sense of place. Gateways are transition locations, places that mark entry or departure points to a neighborhood for automobiles and pedestrians. They are sites that create opportunities for identification, a physical marker for the community to notice they are entering a special place. Methods to establish gateways should consider the site's characteristics such as topography, views or surrounding building patterns

Marking the intersection of South Lake Union, Denny Triangle, and Capitol Hill neighborhoods, the site offers a unique experience of entering and departing these most prominent Seattle urban centers and villages. Adjacent to I-5's first stop into downtown, the proposed development has distinct opportunity to become a Gateway for the larger city surroundings.



PEDESTRIAN OPEN SPACES AND ENTRANCES

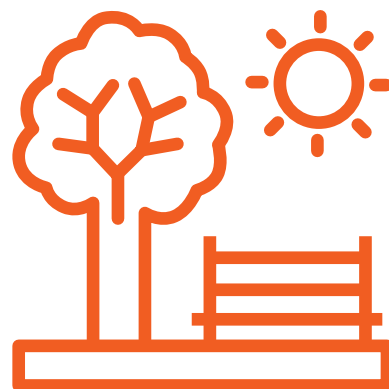
PL1 CONNECTIVITY

Compliment and contribute to the network of open spaces around the site and the connections among them.

III. PEDESTRIAN OPEN SPACES AND ENTRANCES:

New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way.

The site is adjacent to the REI flagship store, which features intensive tree covered urban trails. By implementing a public plaza on the NE corner of the site, and continuing the landscaped urban trail onto the site, this new development will provide a much needed pedestrian open place for this area and improve the pedestrian experience.



STREETSCAPE COMPATIBILITY

PL2 WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

I. STREETSCAPE COMPATIBILITY:

The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of the neighborhood with redevelopment. Sidewalk-related spaces should appear safe, welcoming and open to the general public.

The proposed development will connect itself to, and improve the current network of pedestrian sidewalks in this area. The podium will feature large areas of glazing and terraced floors along street levels to improve walkability, safety, and create a welcoming pedestrian experience.



HUMAN ACTIVITY

PL3 STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

II. HUMAN ACTIVITY:

- Create graceful transitions at the streetscape level between the public and private uses.
- Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.
- Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.
- Create businesses and community activity clusters through co-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities..

The proposed development activates all three corners of the triangular site with building entrances. A plaza at the northeast corner and the landscape zones along John and Yale connect the new development to the REI trails and bike track. Programmed retail space on 2 levels along Stewart St creates business and community interactions. Large areas of glazing at the podium encourage pedestrian activity.



ARCHITECTURAL CONCEPT AND CONSISTENCY

DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

I. ARCHITECTURAL CONCEPT AND CONSISTENCY:

Design the “fifth elevation” — the roofscape — in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.

The proposed development features a roof top amenity floor, which offers great views to Lake Union, Puget Sound, and The downtown skyline. It is also a beacon to be seen from far away as a gateway landmark. The concept of the design recalls the maritime characteristic of Seattle. The massing fits well into the surrounding existing and proposed built environment.



LANDSCAPING

DC3 OPEN SPACE CONCEPT

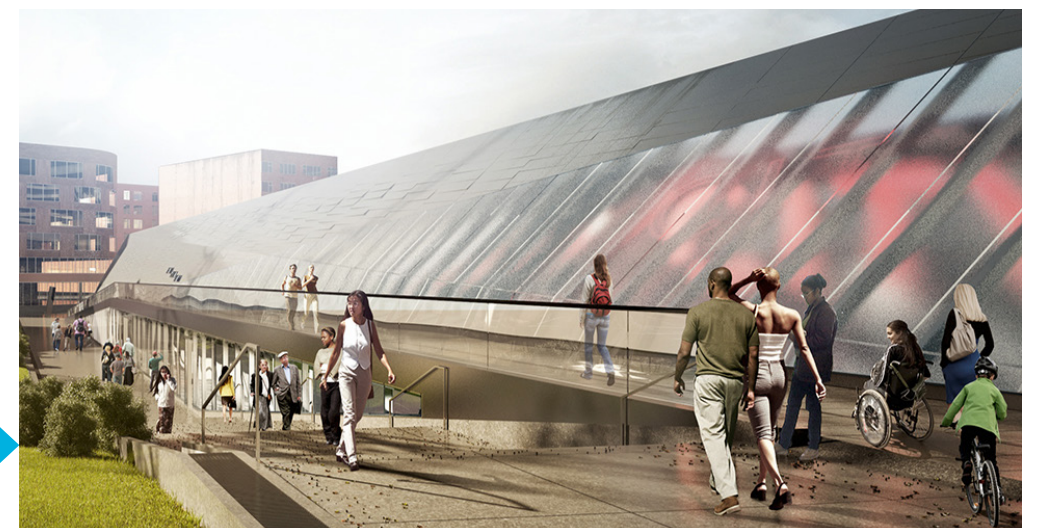
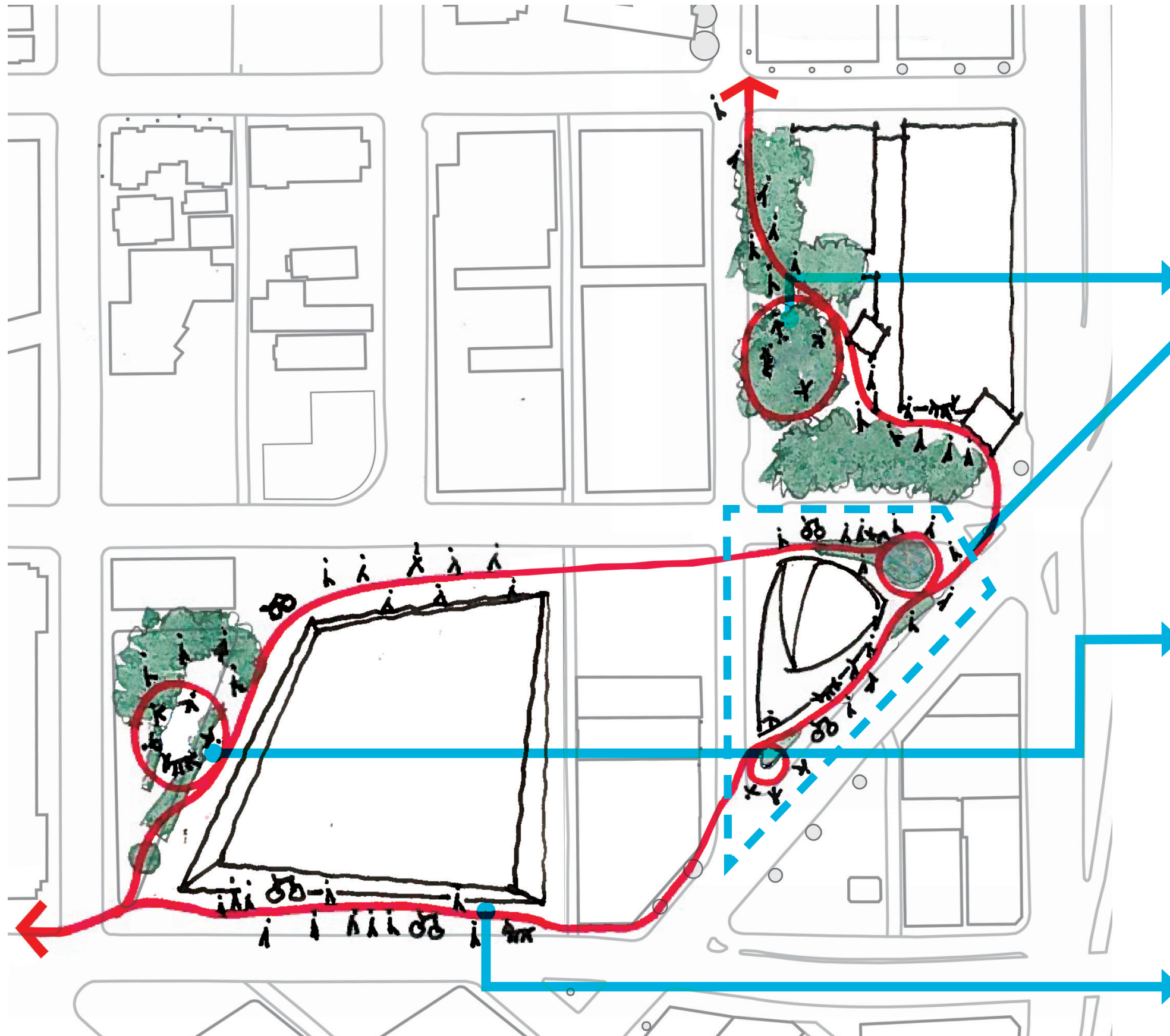
Integrate open space design with the design of the building so that each compliments the other.

I. Landscaping To Reinforce Design Continuity with Adjacent Sites

- Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.
- Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.
- Retain existing, non-intrusive mature trees or replace with large caliper trees.
- Water features are encouraged including natural marsh-like installations.
- Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

The proposed development will preserve the large matured trees on site. The new landscape design will install indigenous trees and plants referenced from the City of Seattle Right Tree Book. The design will also explore the opportunity to connect to the water feature city planned along Yale Ave.

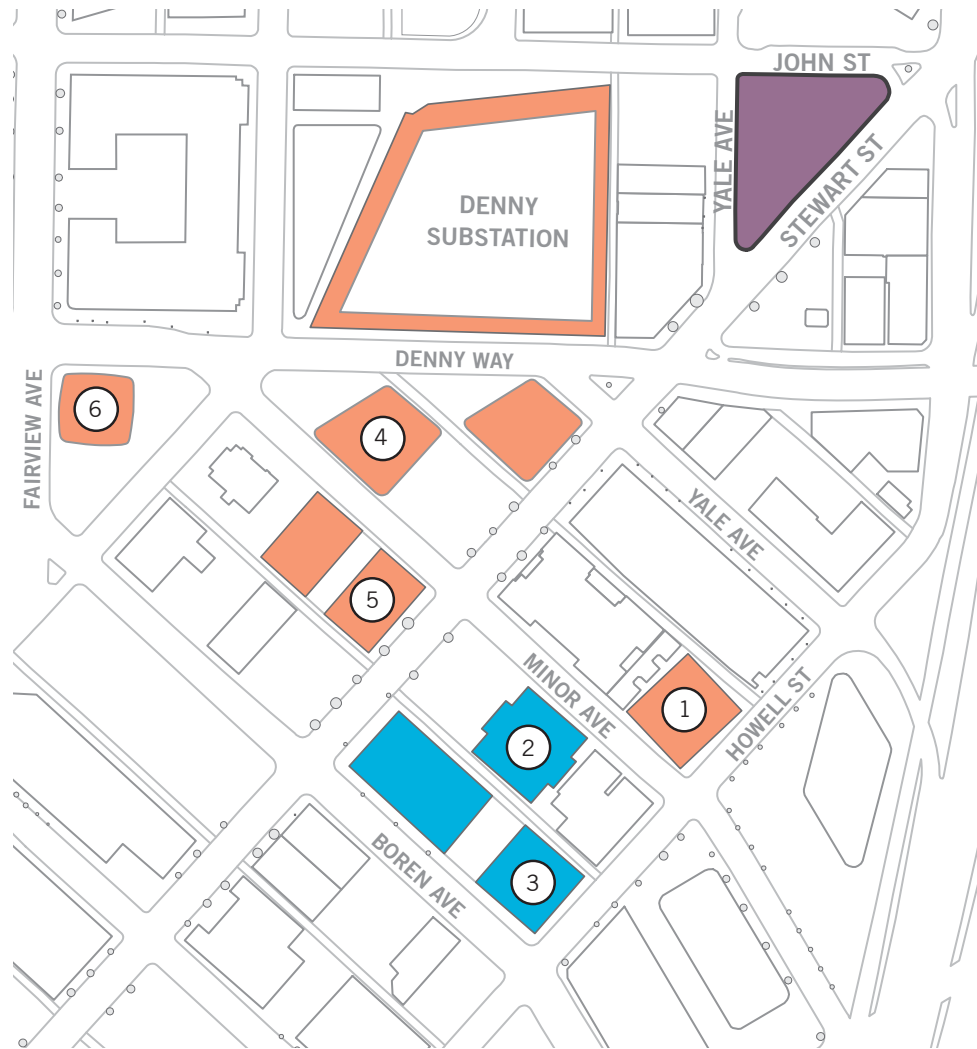






MASSING CONCEPT

EXISTING & PROPOSED PROJECTS



BASED ON SEATTLE.GOV SHAPING SEATTLE MAP SEPTEMBER 6, 2018

[HTTP://WWW.SEATTLE.GOV/DPD/SHAPINGSEATTLE/MAP.ASPX](http://www.seattle.gov/dpd/shapingseattle/map.aspx)

- EXISTING PROJECTS
- PROPOSED PROJECTS



SEATTLE CITY LIGHT DENNY SUBSTATION

Key attributes (design cues):

- Contemporary
- Engaging open spaces



1 1808 MINOR AVE

Key attributes (design cues):

- Dynamic
- Transparent



Key attributes (design cues):

- Sculptural
- Balconies



Key attributes (design cues):

- Textured
- Urban



Key attributes (design cues):

- Organic
- Sculptural



Key attributes (design cues):

- Programmed terraces
- Engaging streetscape



Key attributes (design cues):

- Organic
- Sculptural

ALTERNATE SCHEME 1

PROS

- Entrances are provided near all three intersections of the streets. There is a landscaped plaza which connects to the popular REI garden trail.
- Rotated rectangular floor plate in response to the view.

CONS

- Tower massing lacks character compared to the other two schemes.
- Hard line building edge lacks interaction between the building and the sidewalk.

ALTERNATE SCHEME 2

PROS

- Entrances are provided near all three intersections of the streets.
- In response to views and the urban edge, the four sided tower becomes a three sided tower.
- Maximize the podium footprint to fully yield development on the site.

CONS

- Lack of open space. Sidewalk on the site lacks connectivity to the existing and proposed pedestrian network in this area.
- Tower massing lacks iconic drama as a gateway tower.

ALTERNATE SCHEME 1



ALTERNATE SCHEME 2



PREFERRED SCHEME



PREFERRED SCHEME

PROS

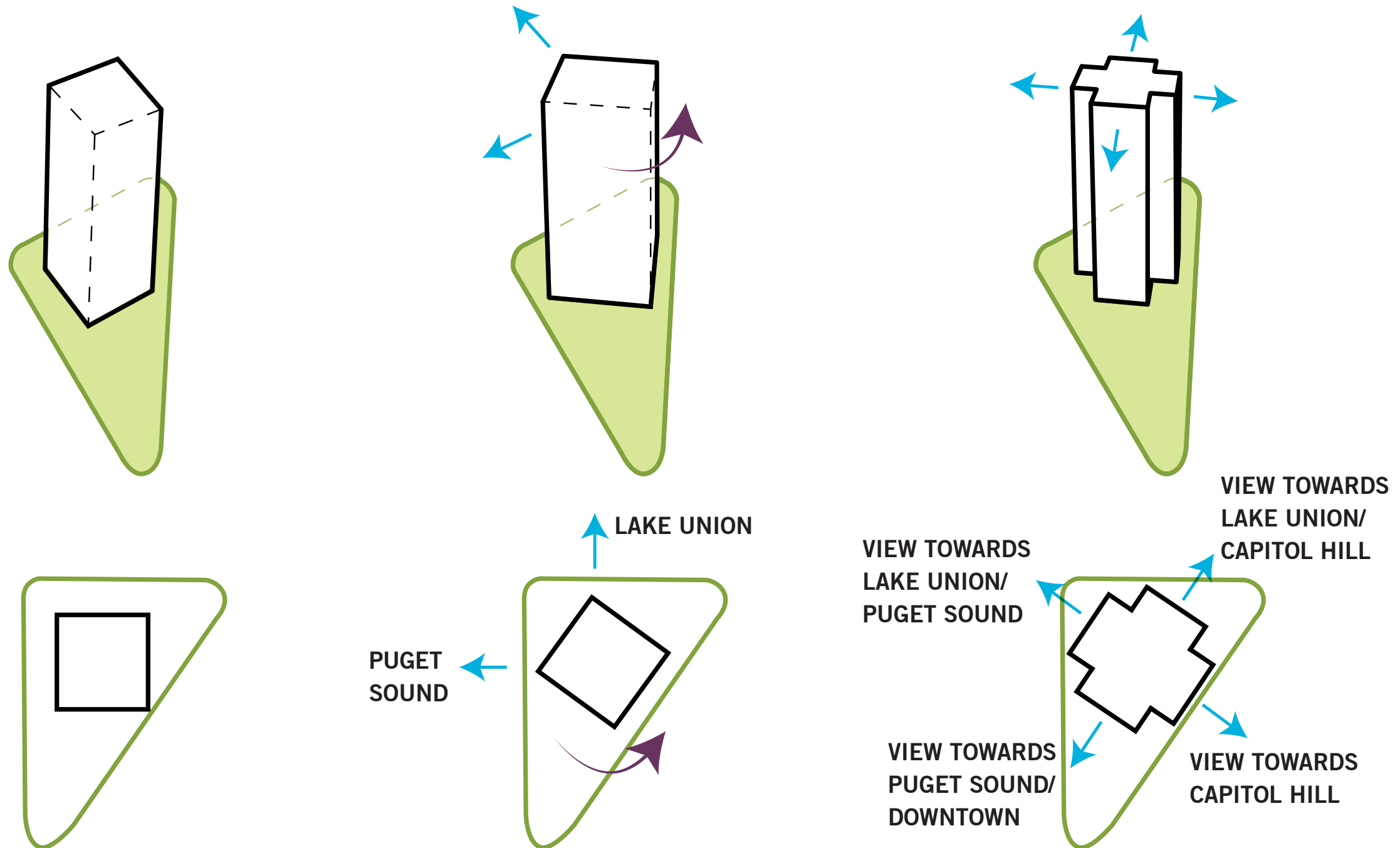
- Public realm concept at grade softens and connects to urban context.
- Entrances are provided near all three intersections of the streets.
- Landscaped plaza and sidewalks connect to the popular REI garden trail, embracing the entire base of the tower.
- Orienting to spectacular views and responding to urban edge, the three sided tower from Alternate Scheme 2 is further refined to a two sided tower.
- Iconic sculptural massing achieved cost effectively through the use of balconies.

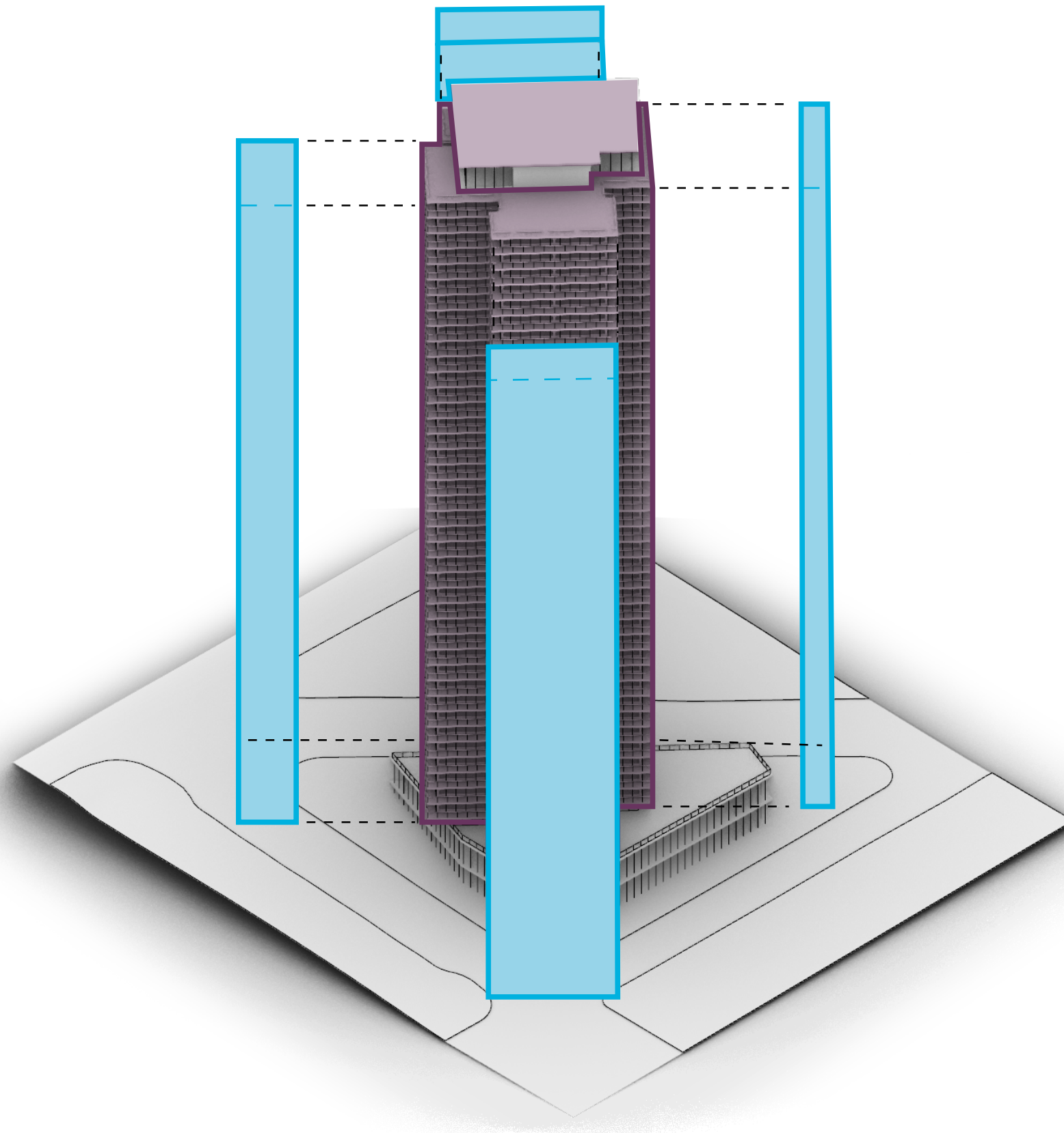
CONS

- Smaller podium foot print than alternate 1 and 2.

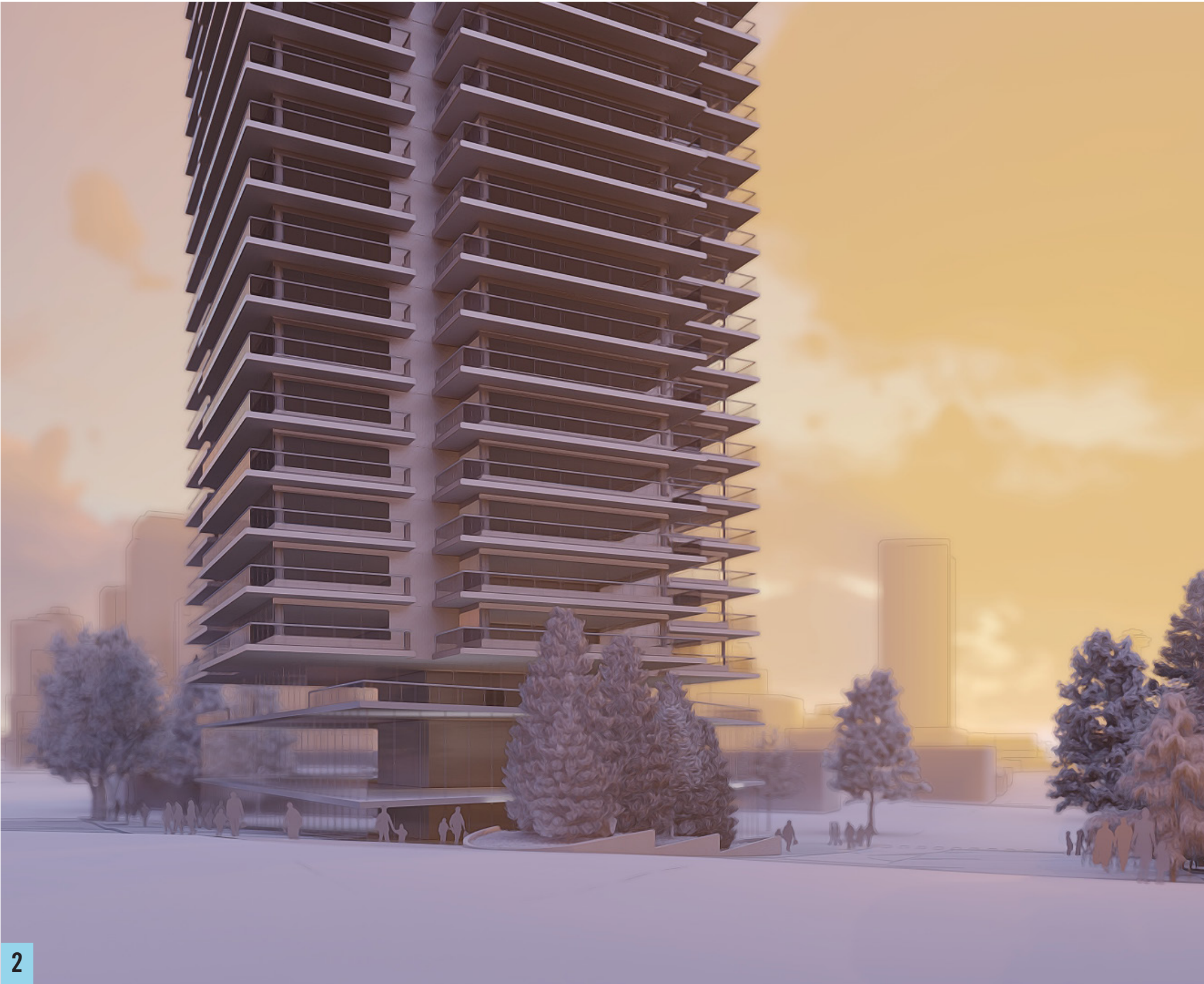
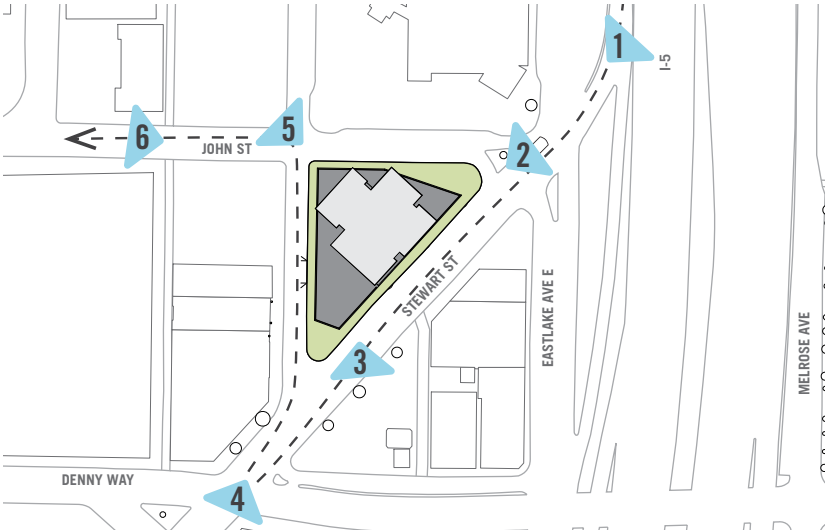
ALTERNATE MASSING 1

MASSING CONCEPT



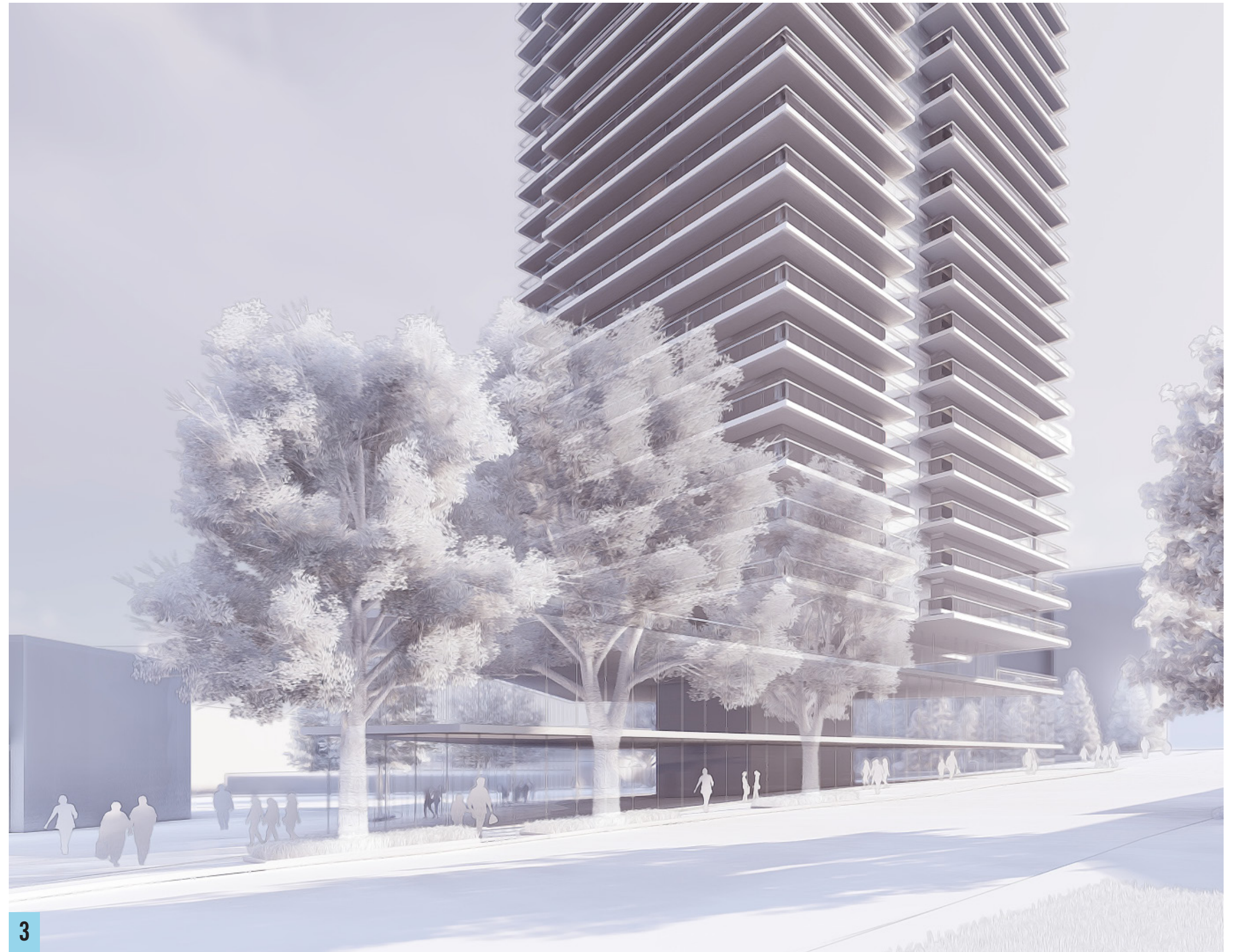
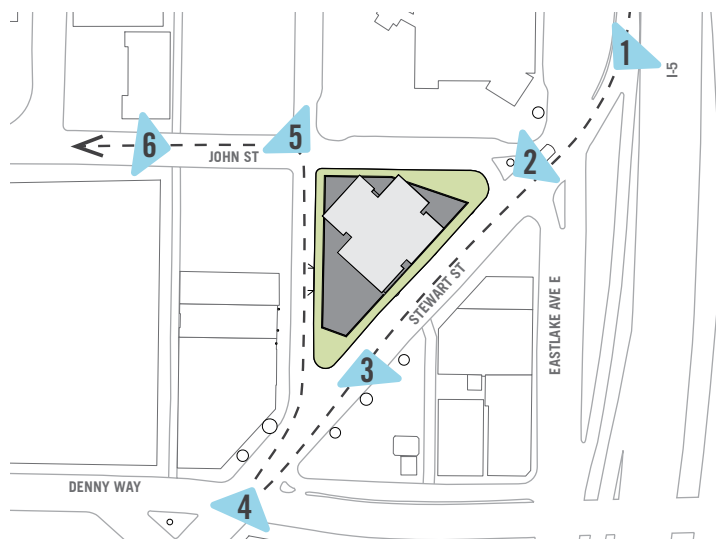


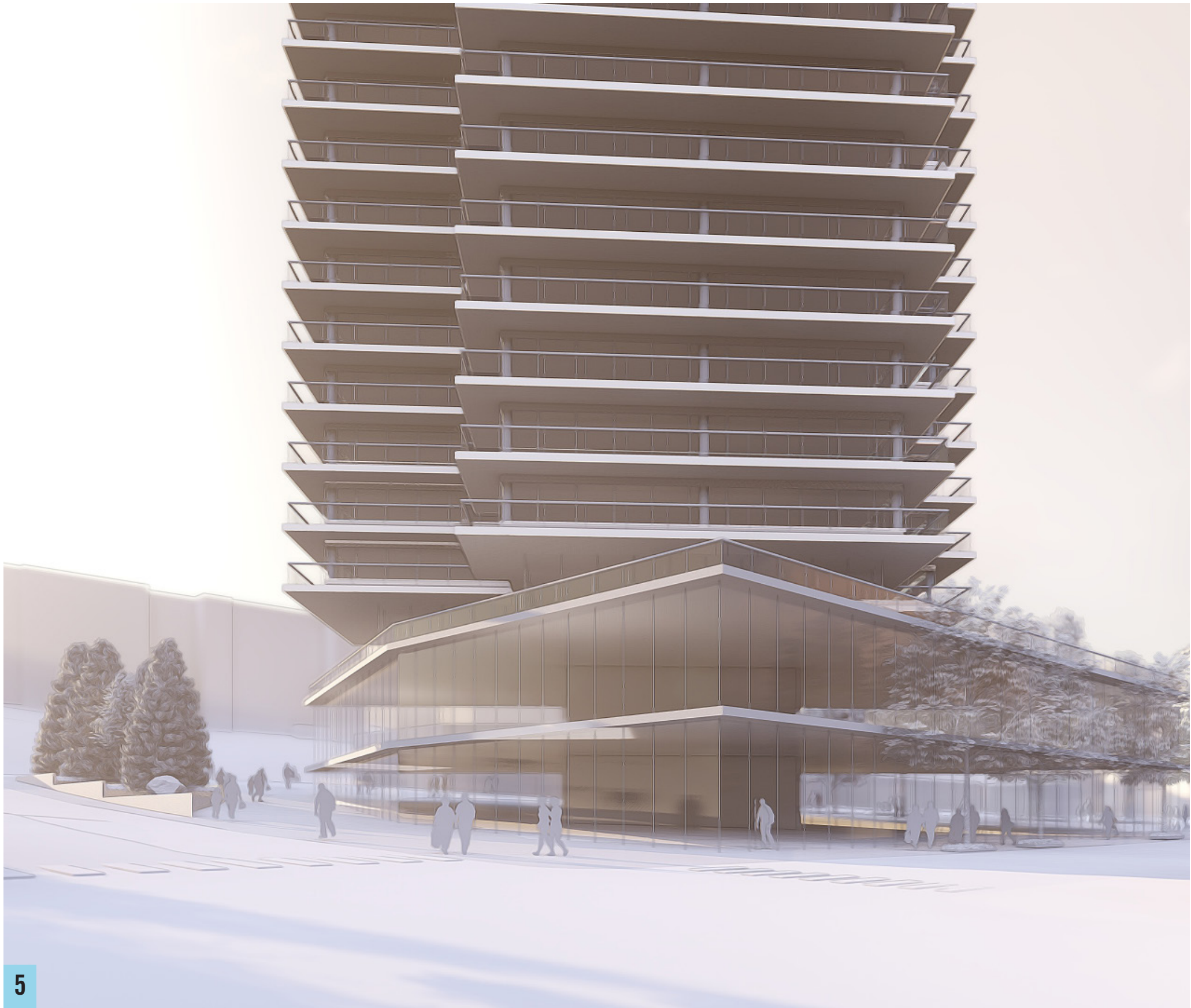
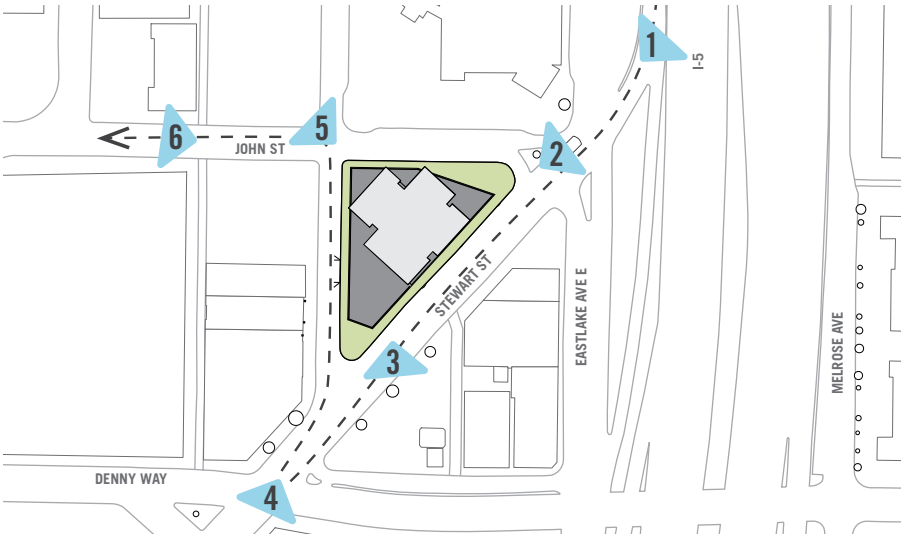




ALTERNATE MASSING 1

STREET LEVEL EXPERIENCE





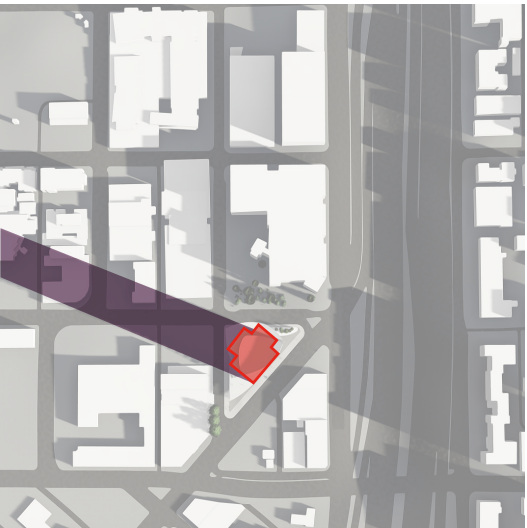


MARCH 21

JUNE 21

SEPTEMBER 21

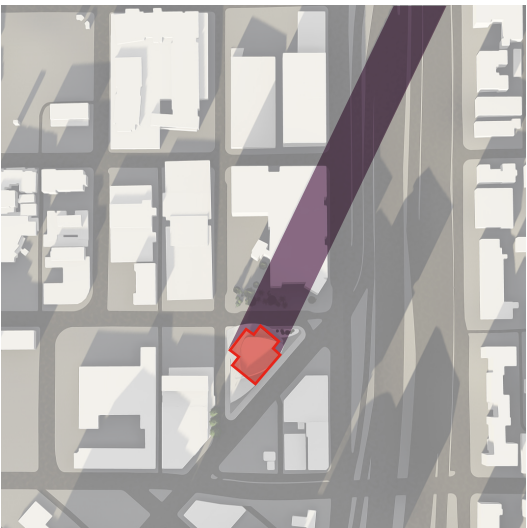
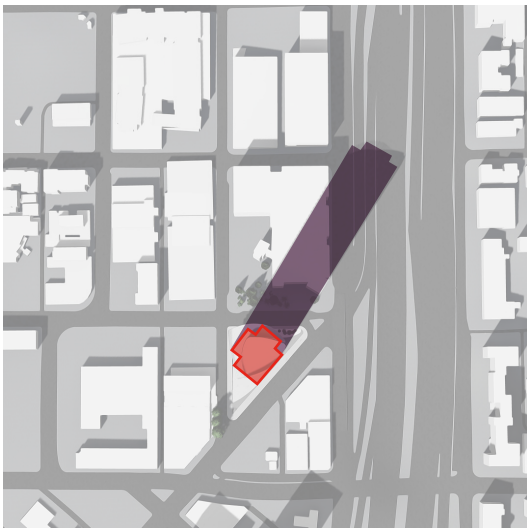
DECEMBER 21



9 AM



12 PM

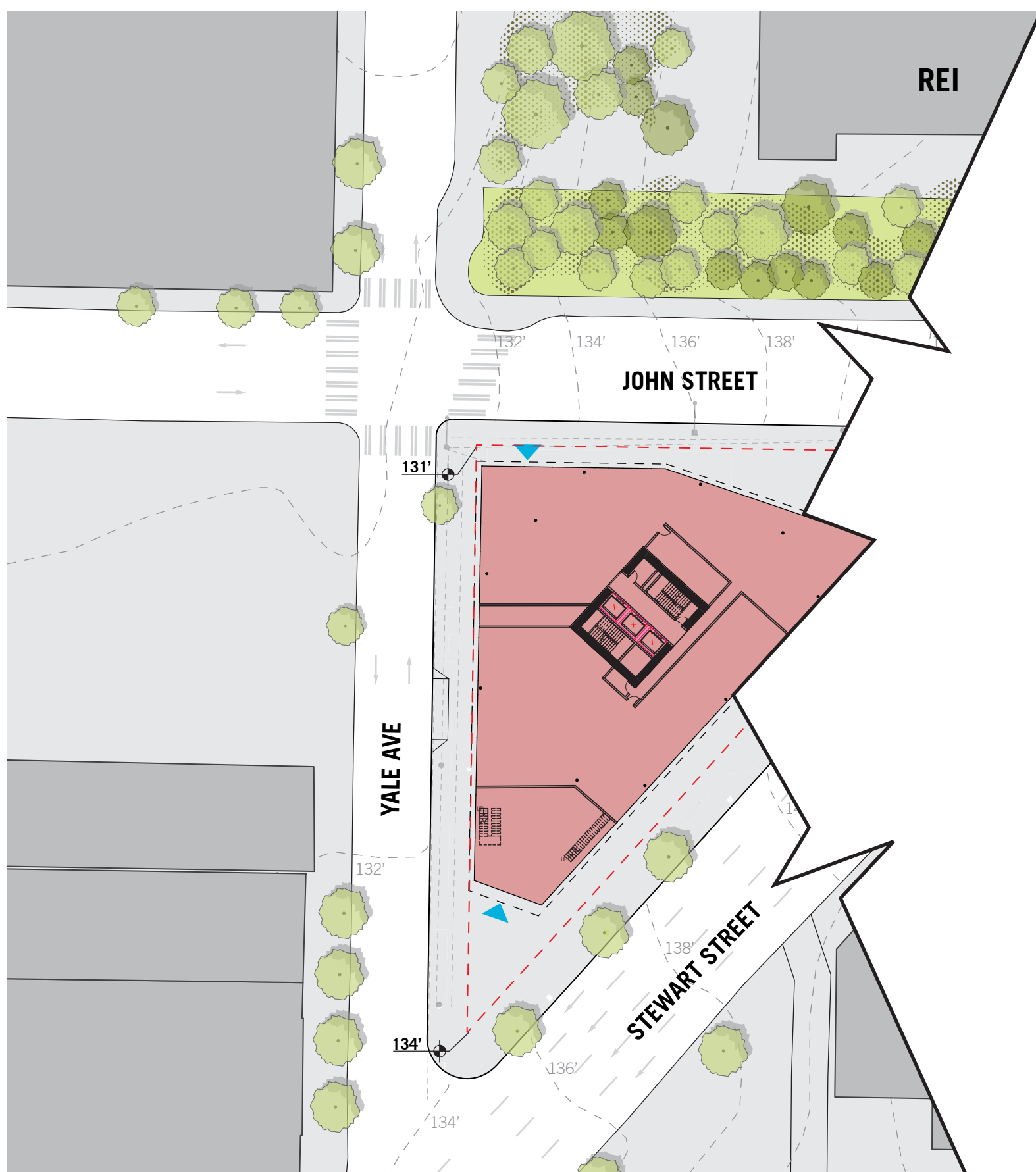
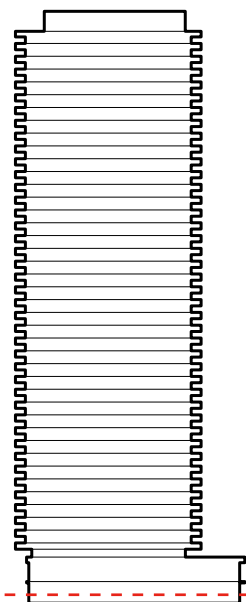


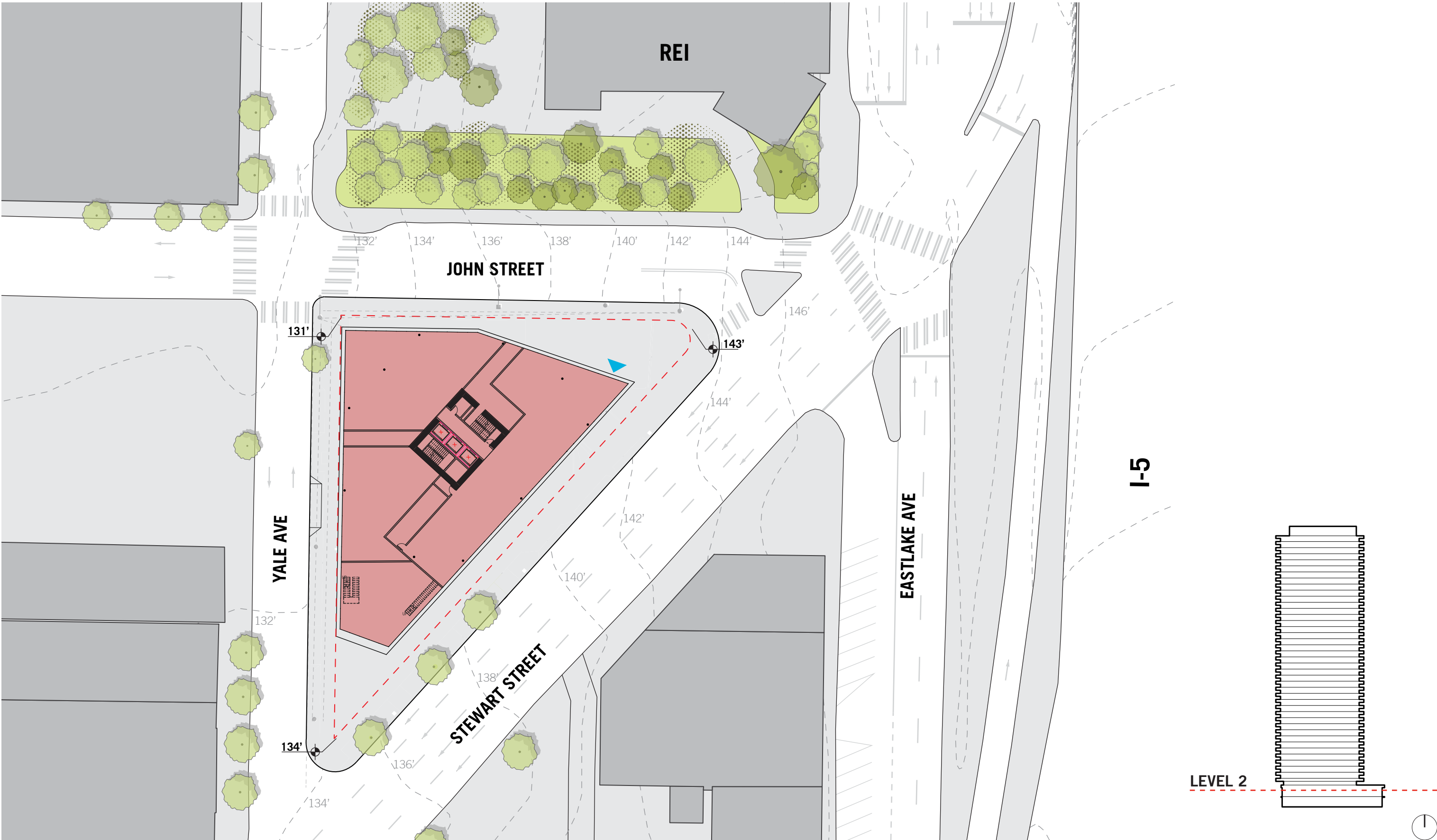
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ALTERNATE MASSING 1

LEVEL 1 FLOOR PLAN

LEVEL 1

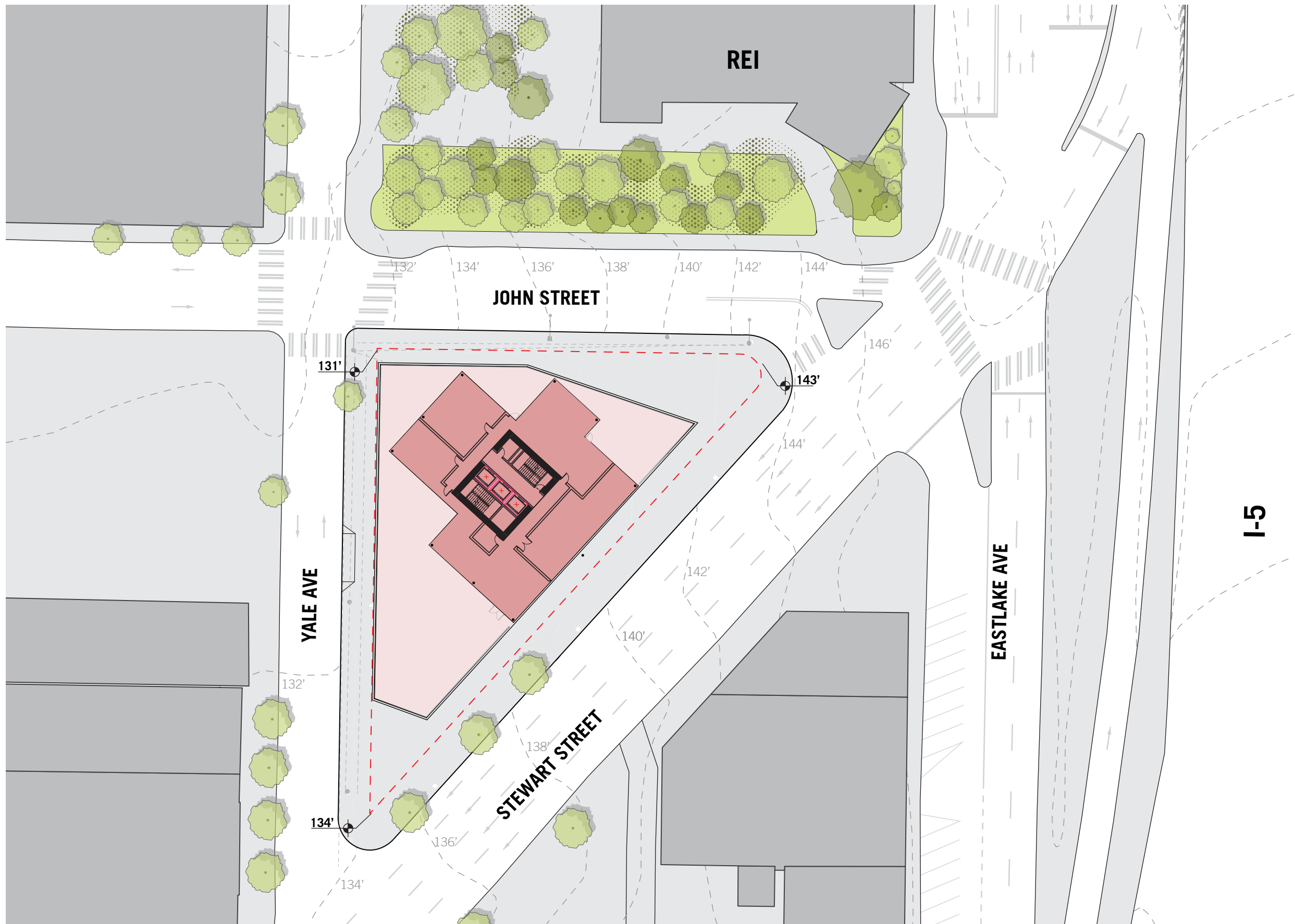


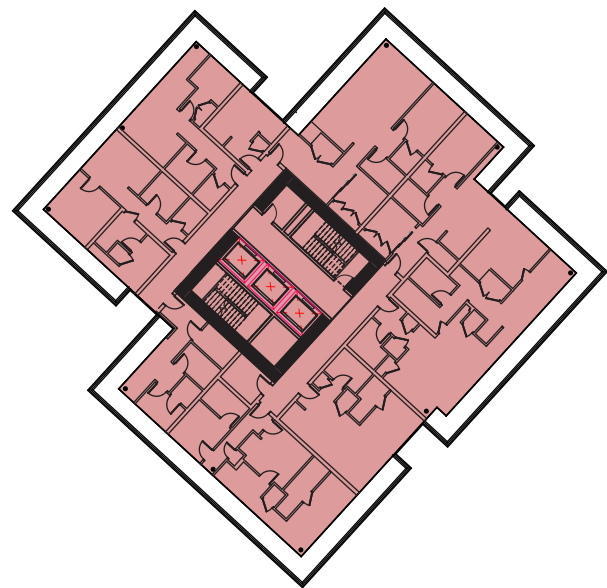


ALTERNATE MASSING 1

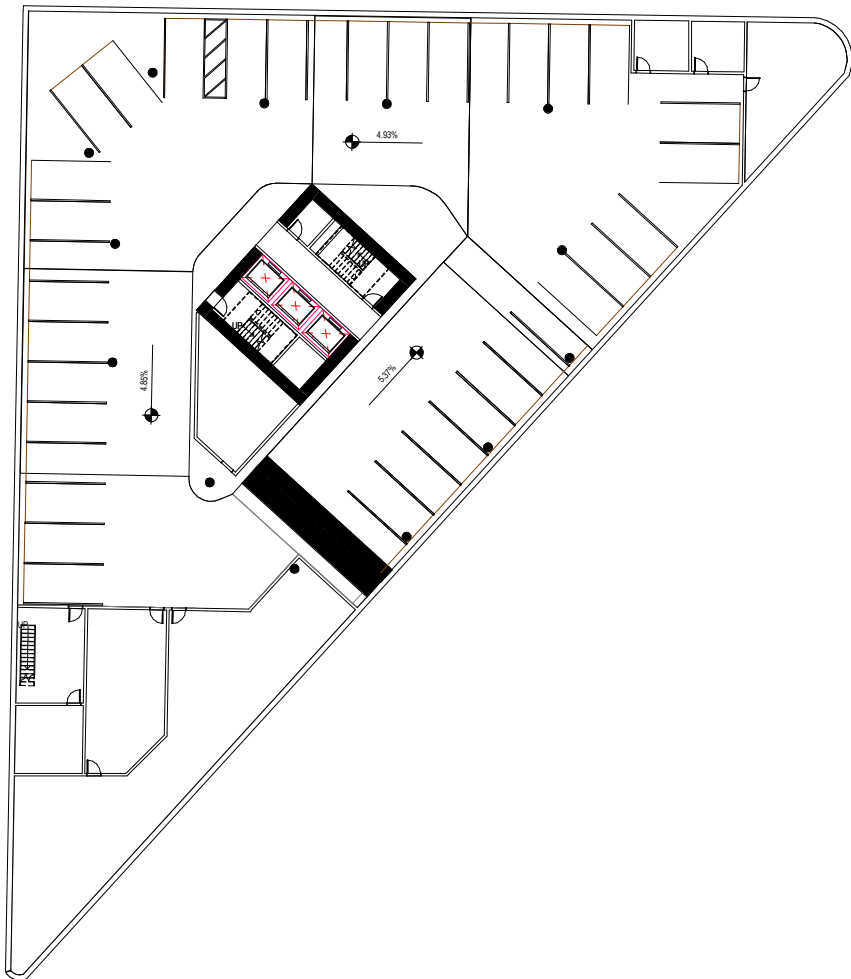
LEVEL 3 FLOOR PLAN

LEVEL 3

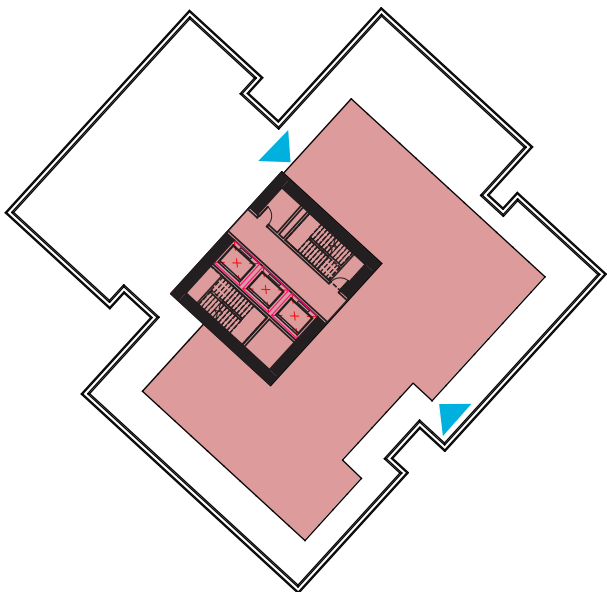




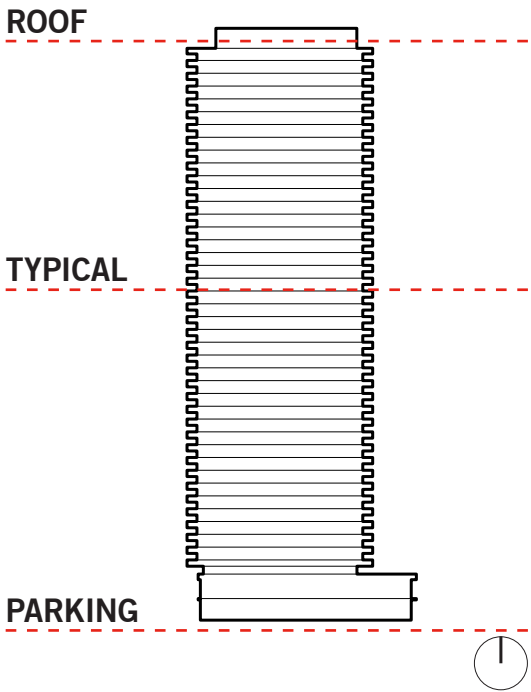
TYPICAL UNIT LAYOUT



TYPICAL PARKING LAYOUT

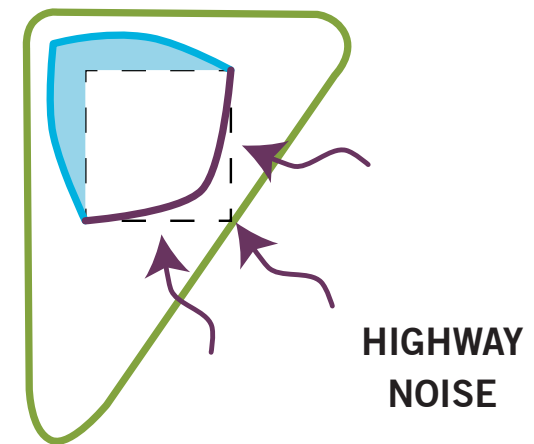
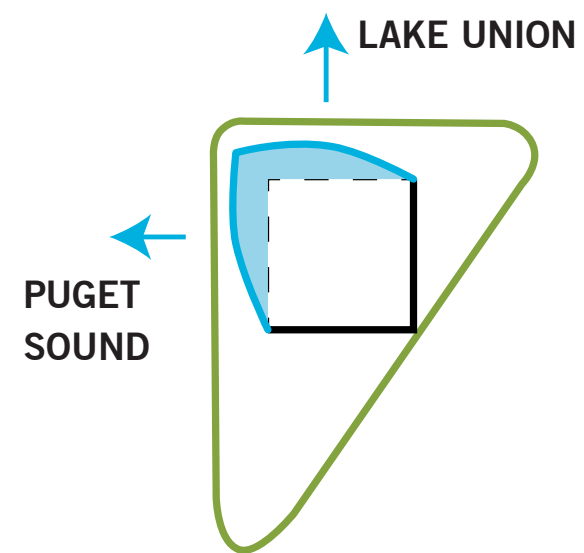
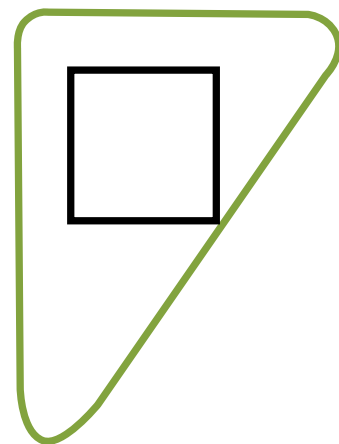
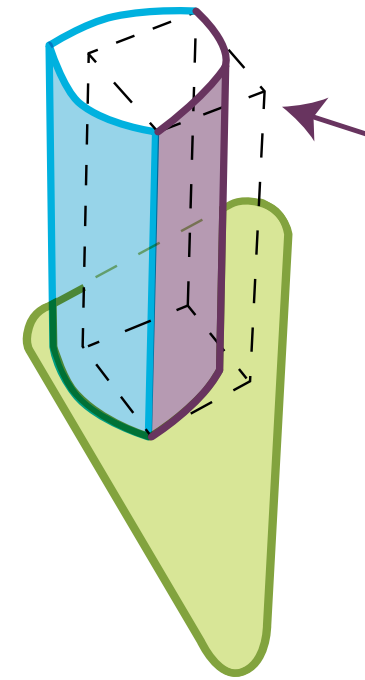
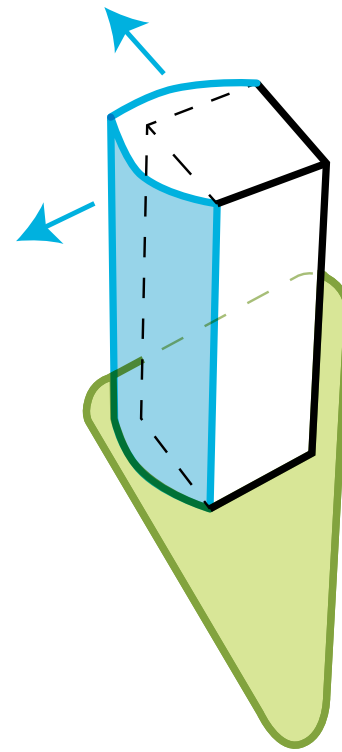
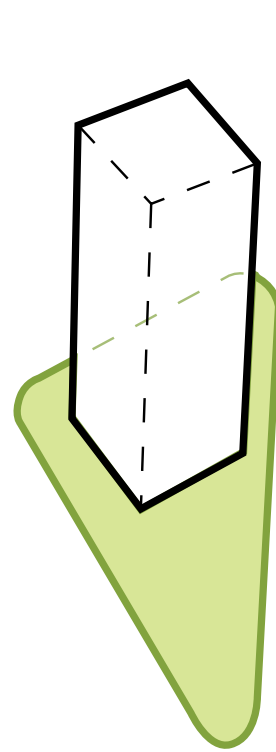


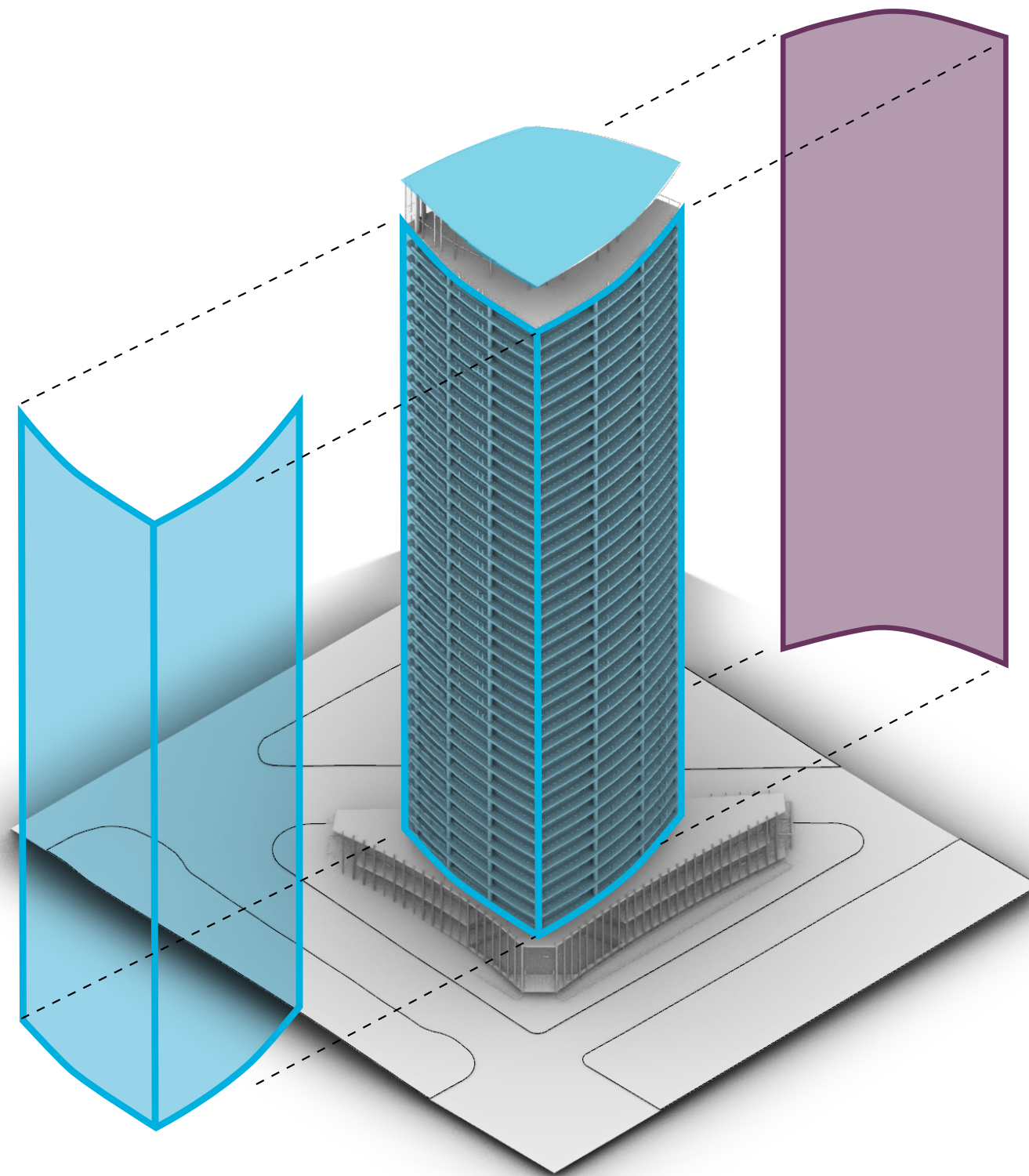
ROOF AMENITY



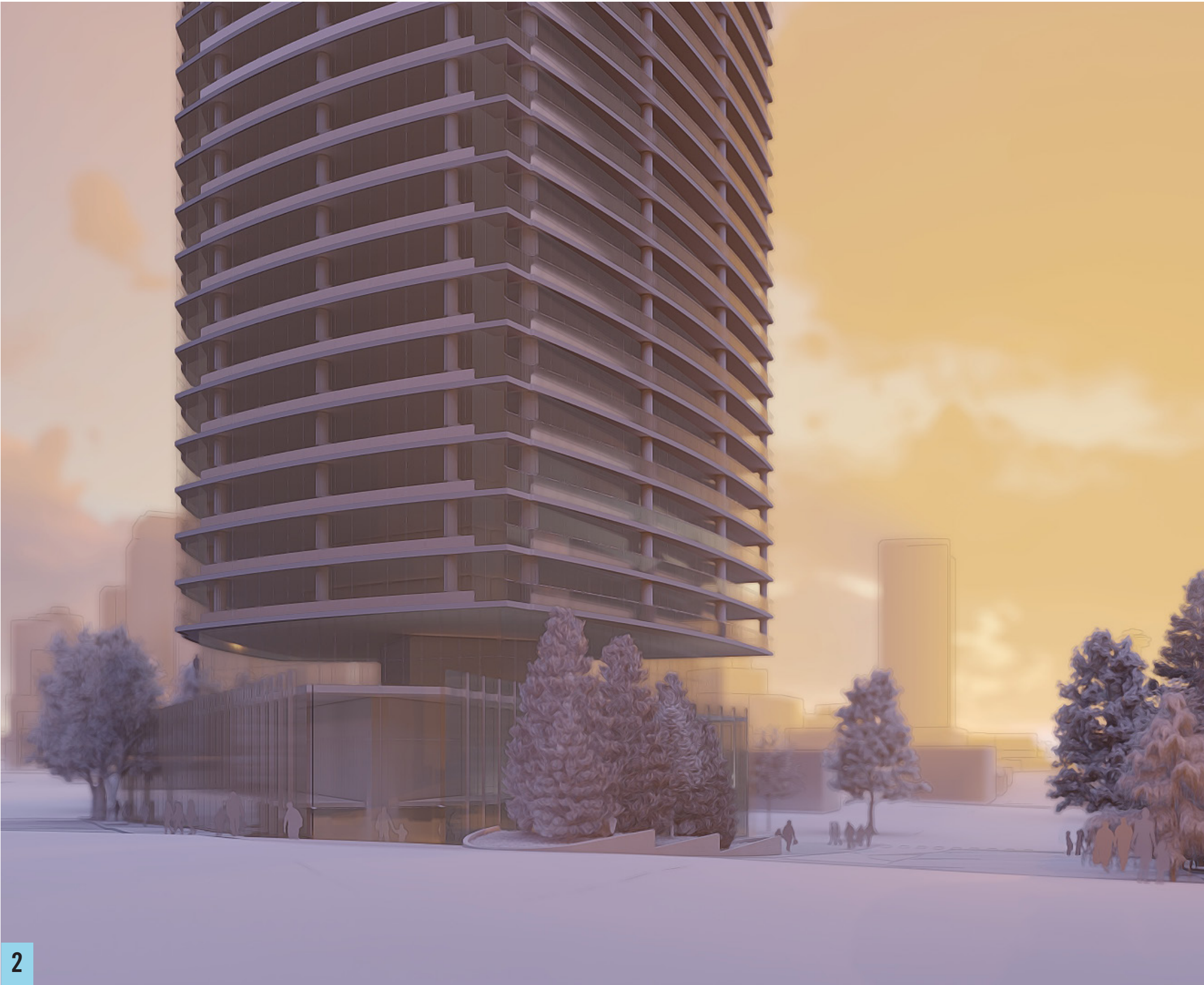
ALTERNATE MASSING 2

MASSING CONCEPT



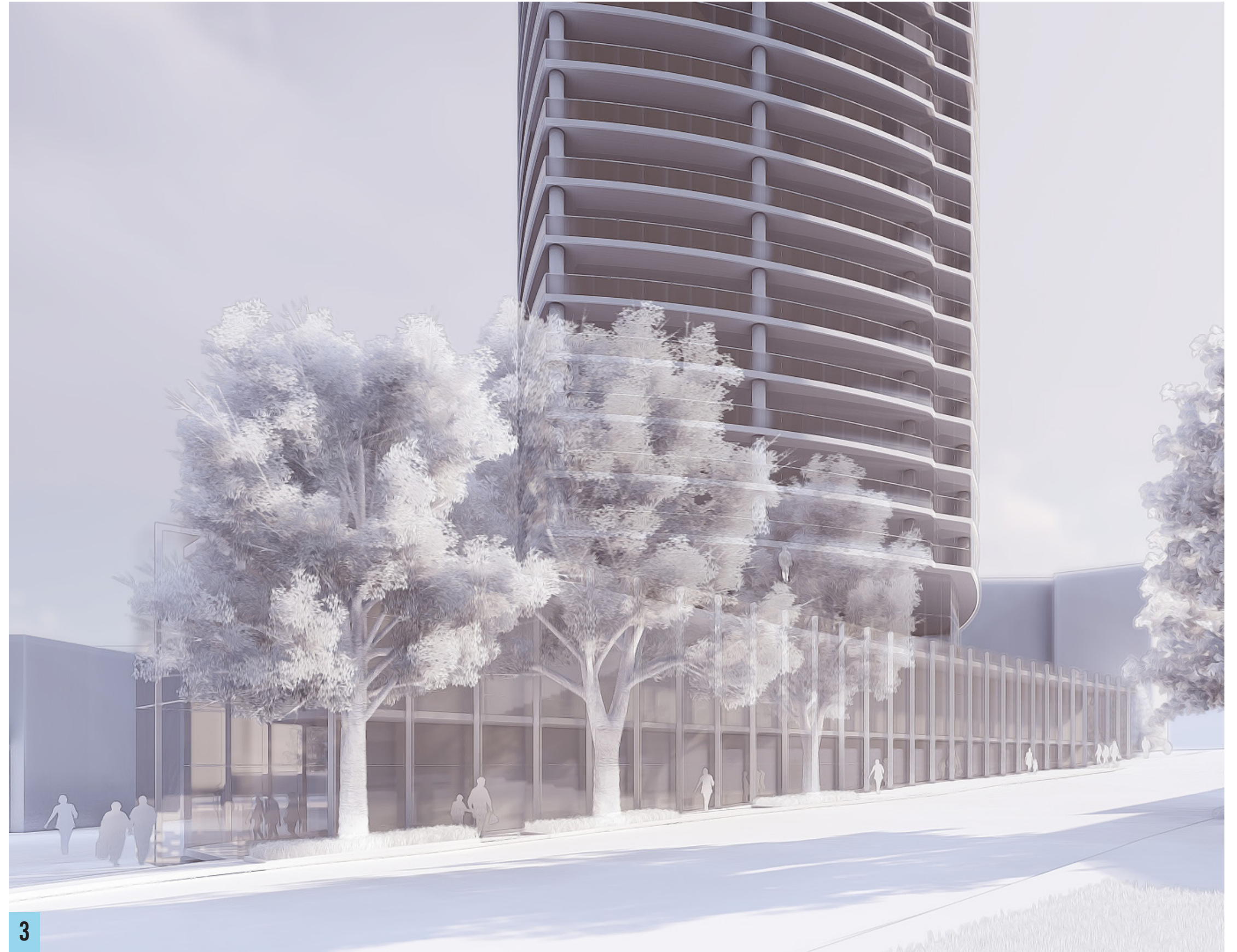


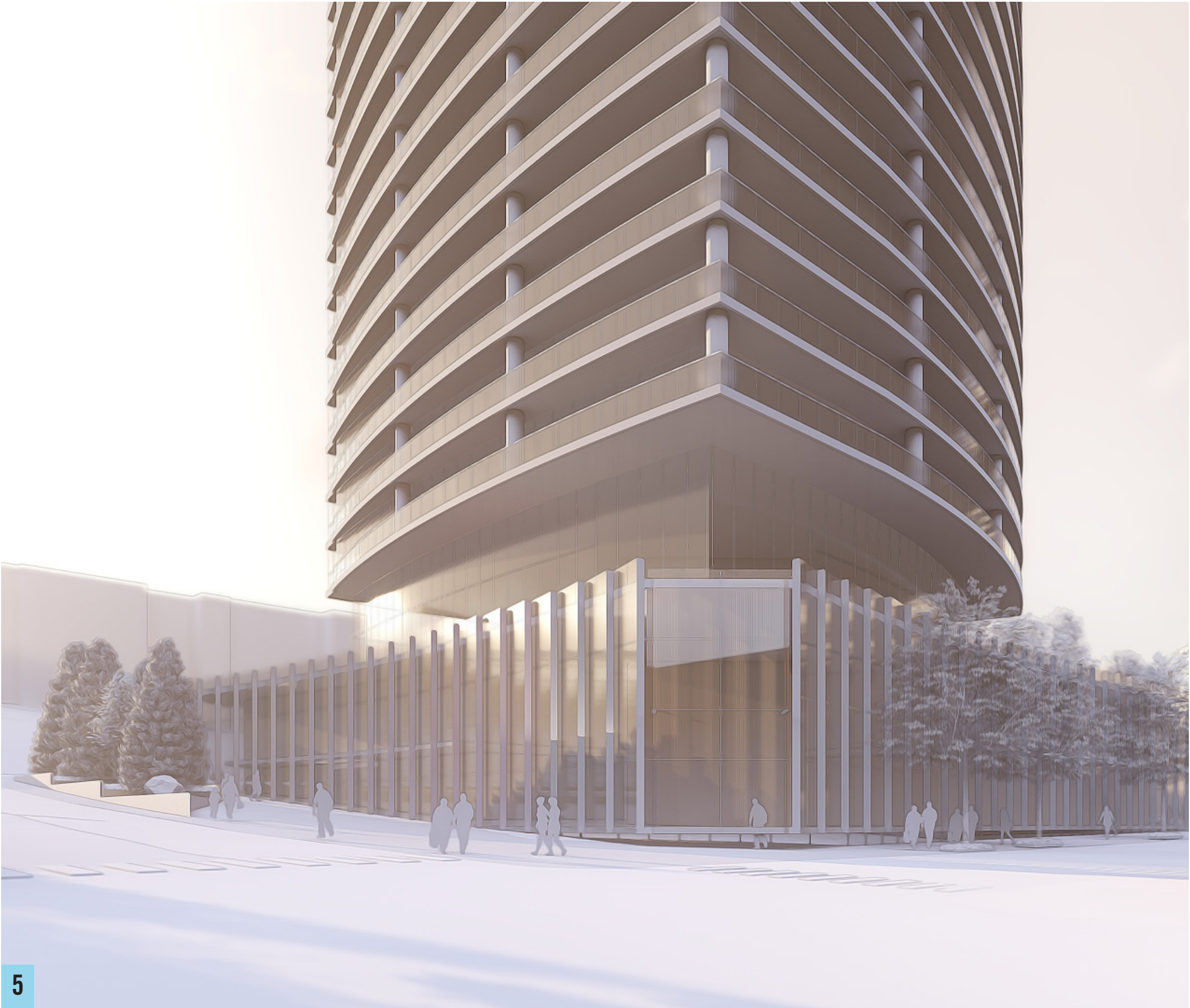




ALTERNATE MASSING 2

STREET LEVEL EXPERIENCE





ALTERNATE MASSING 2

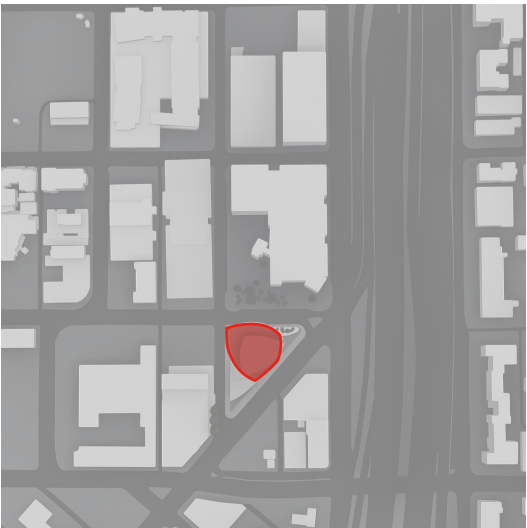
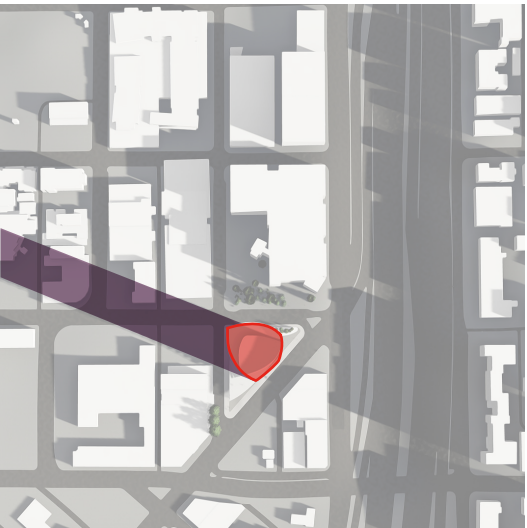
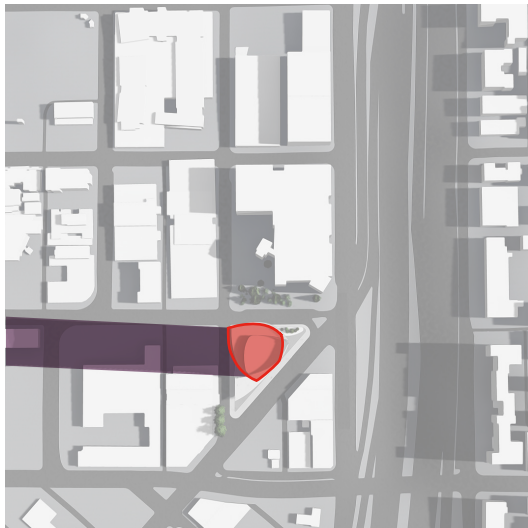
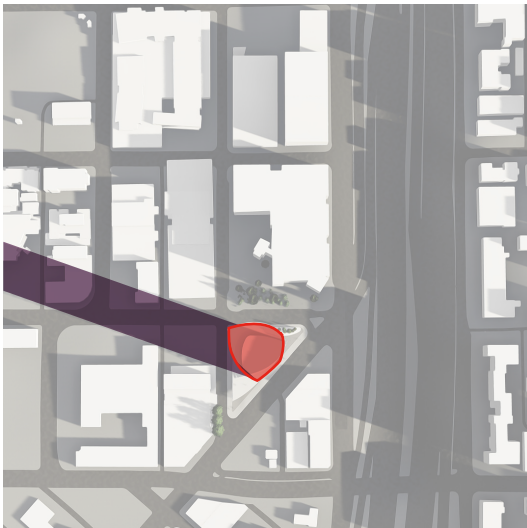


MARCH 21

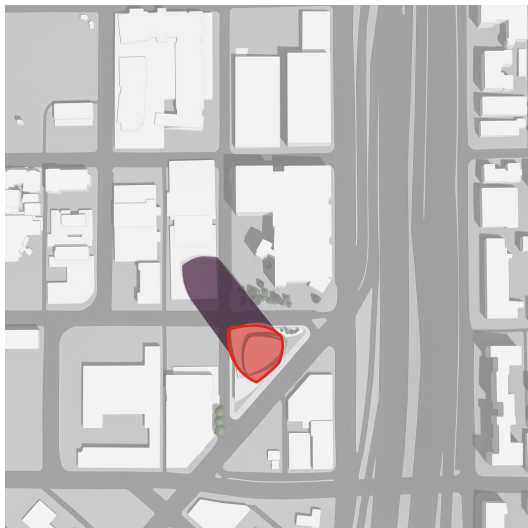
JUNE 21

SEPTEMBER 21

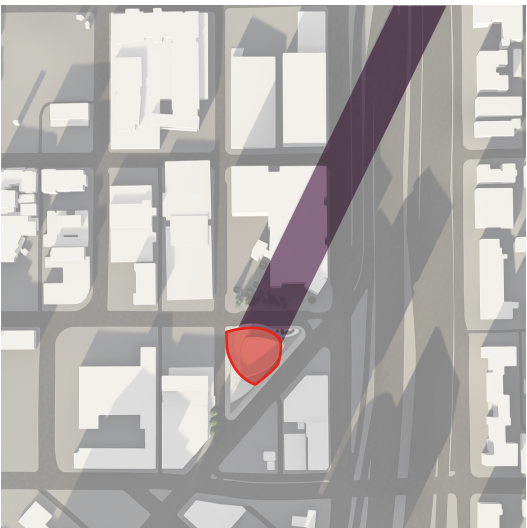
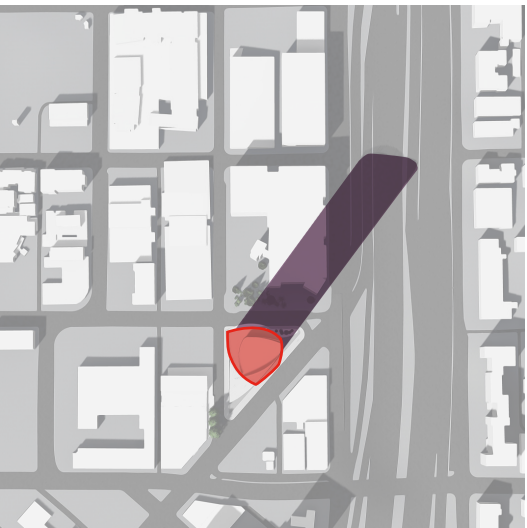
DECEMBER 21



9 AM



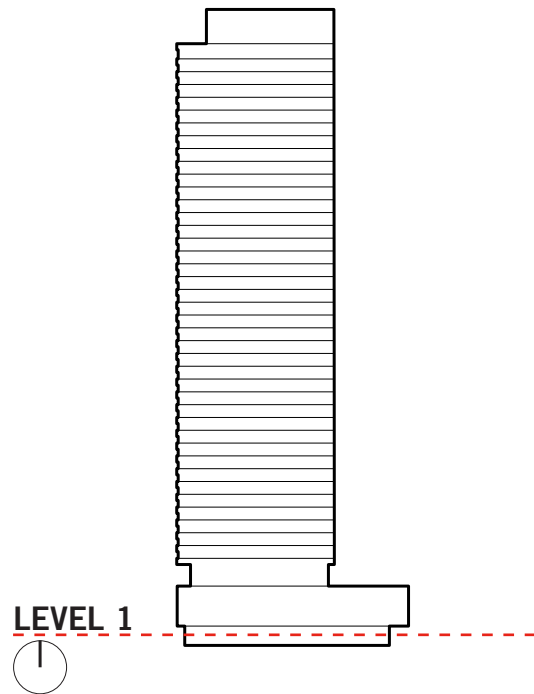
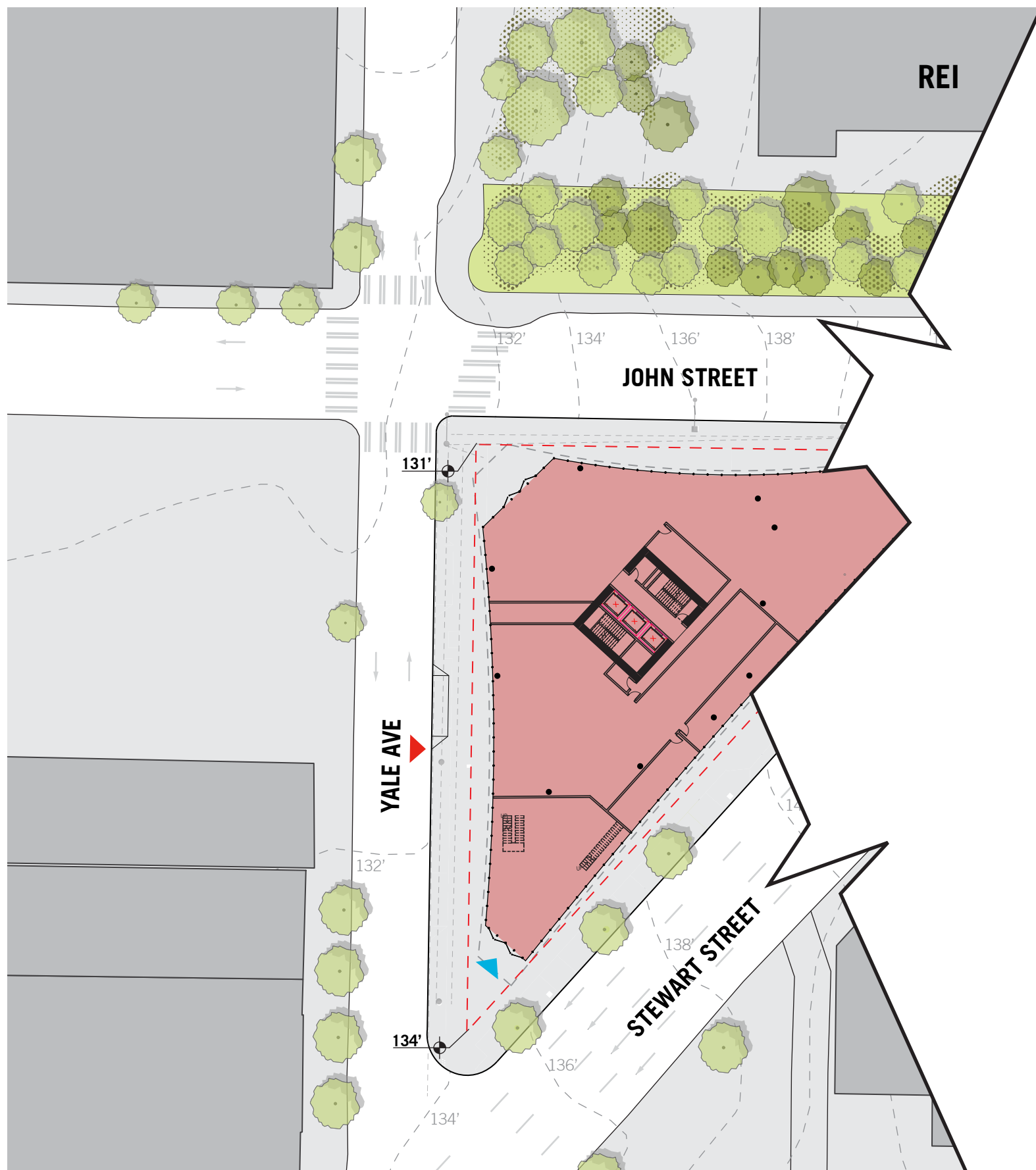
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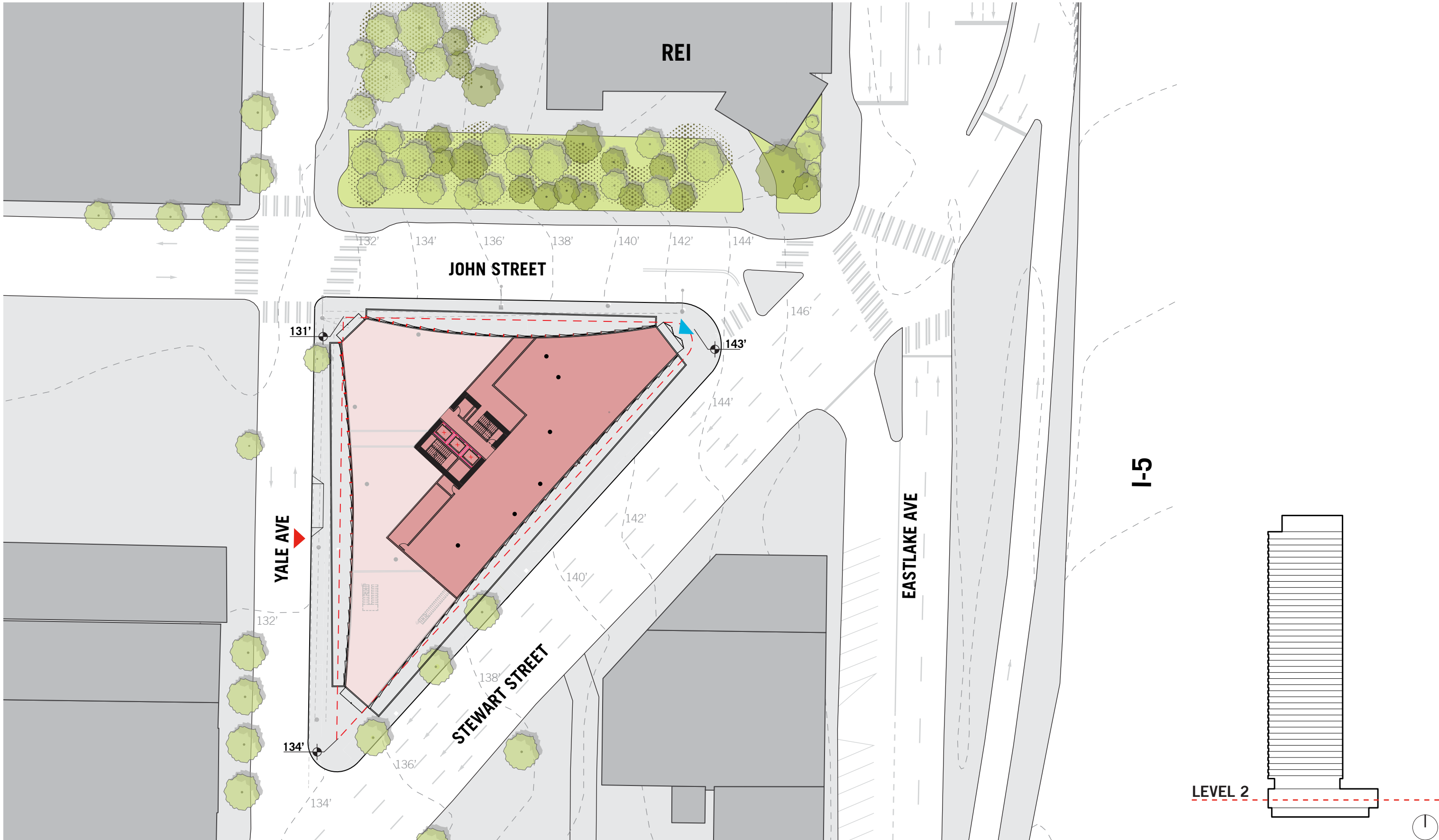


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ALTERNATE MASSING 2

LEVEL 1 FLOOR PLAN

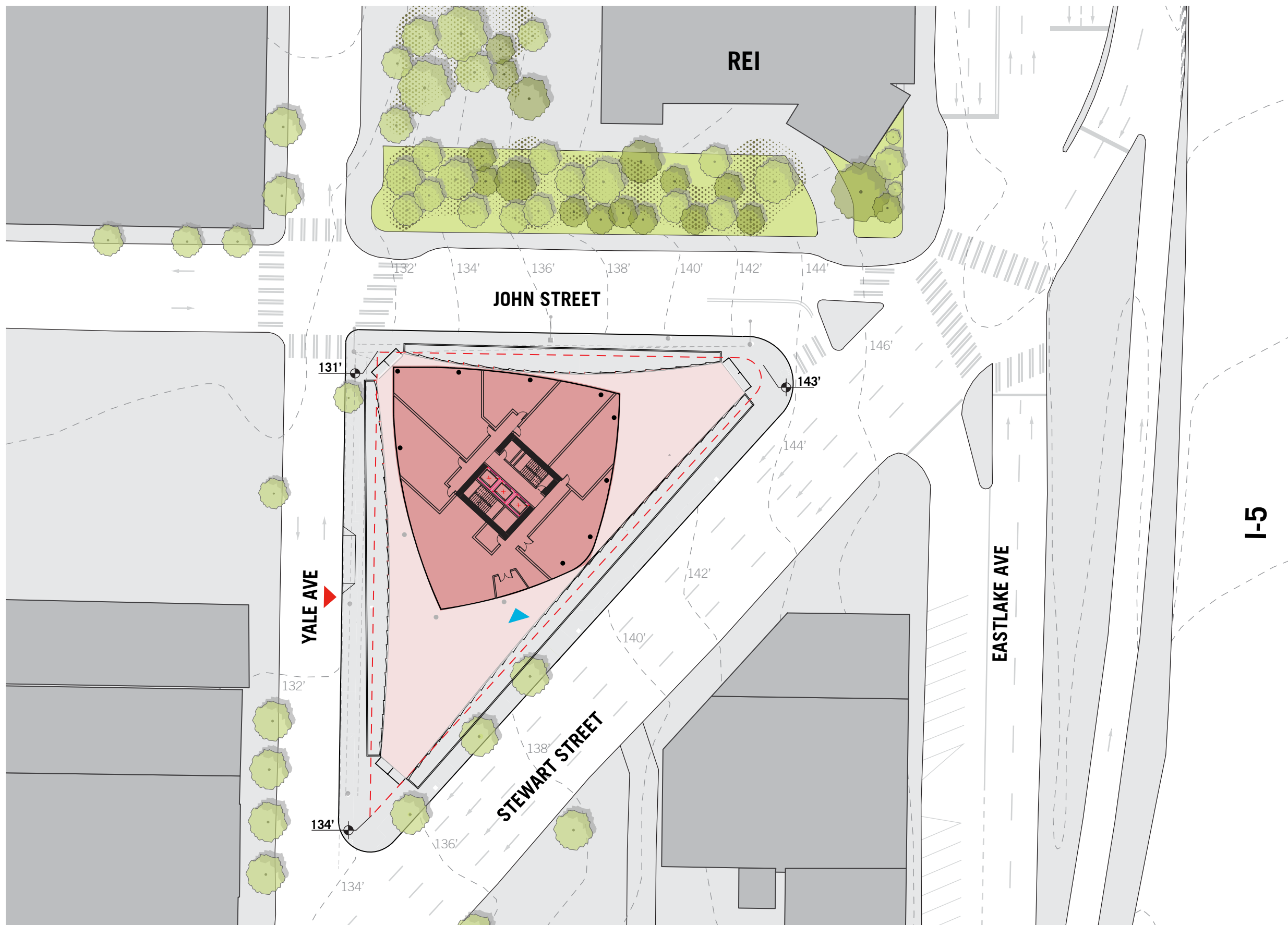


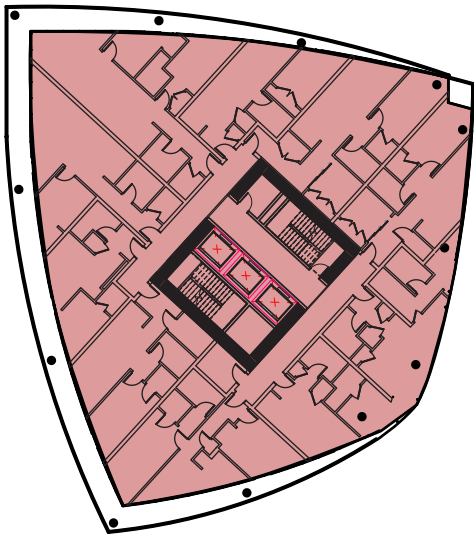


ALTERNATE MASSING 2

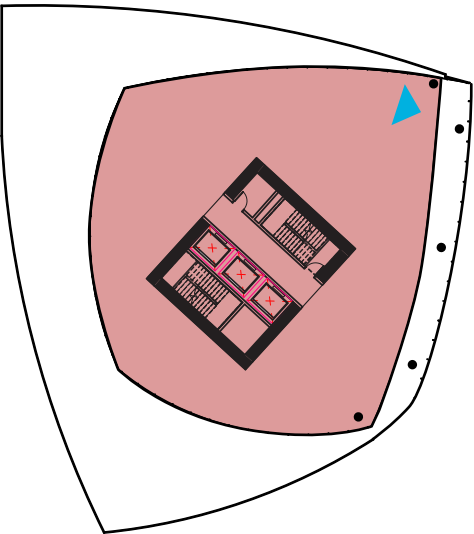
LEVEL 4 FLOOR PLAN

LEVEL 4

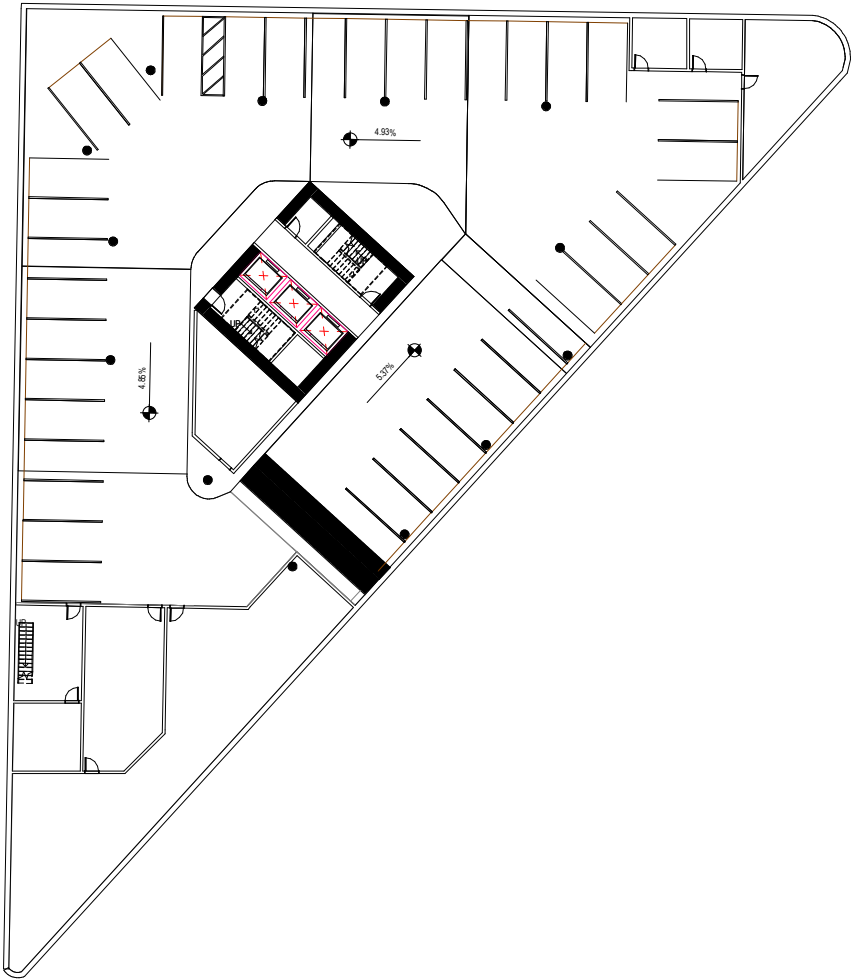




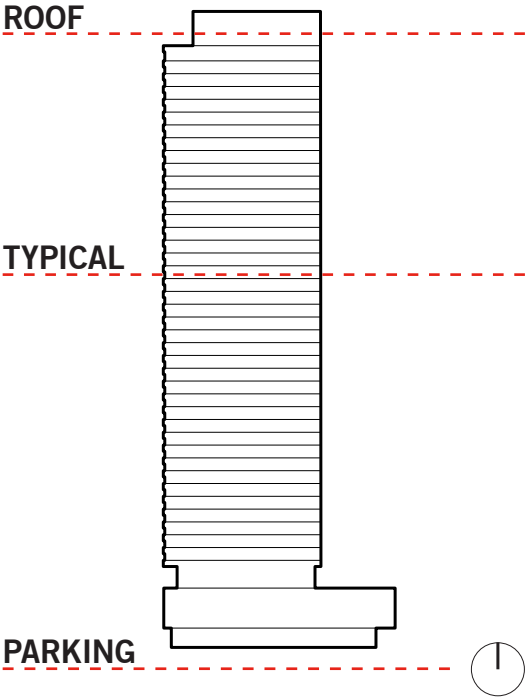
TYPICAL UNIT LAYOUT

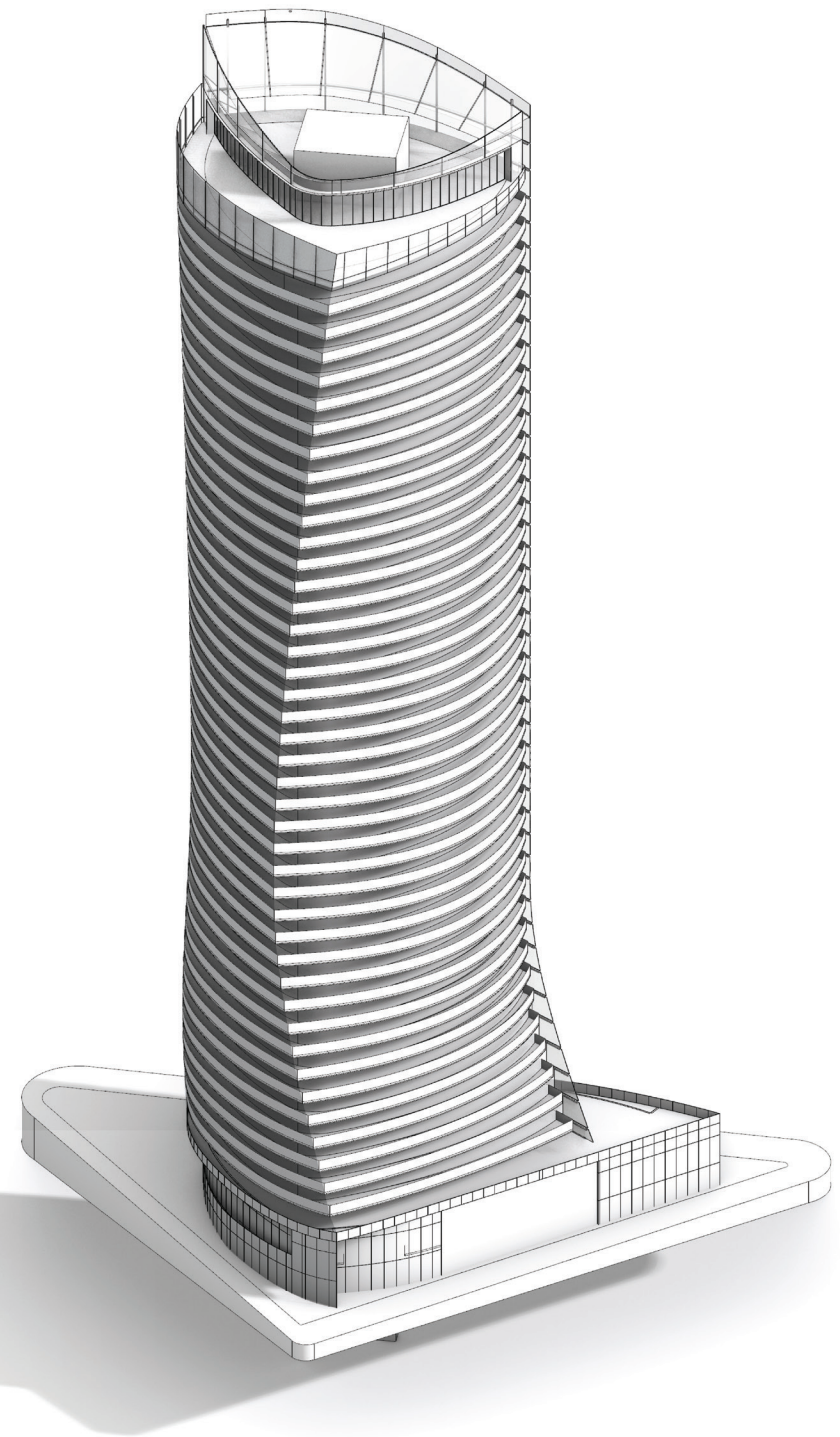
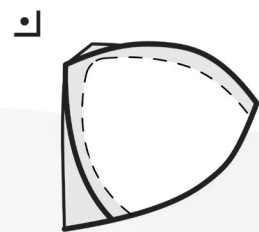
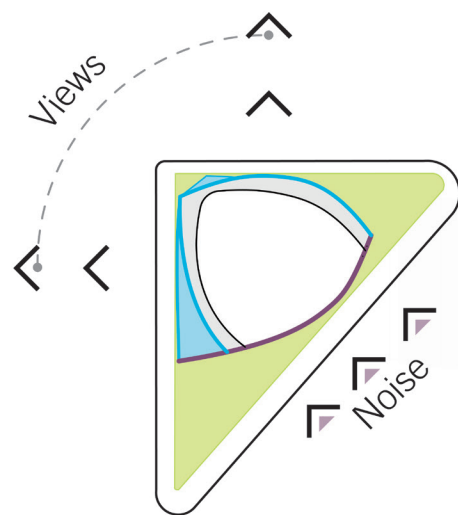
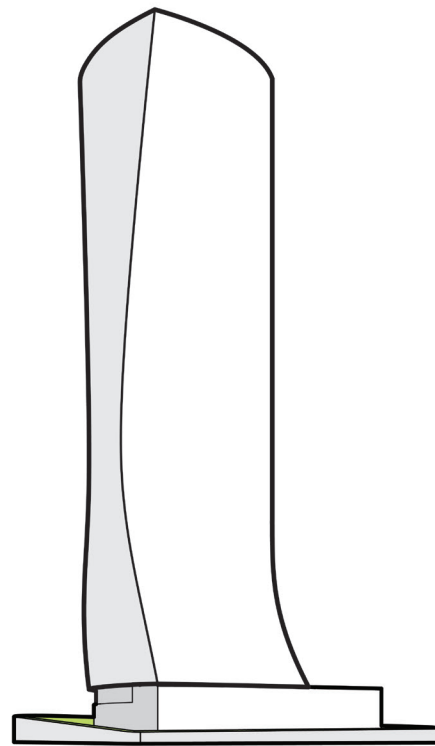
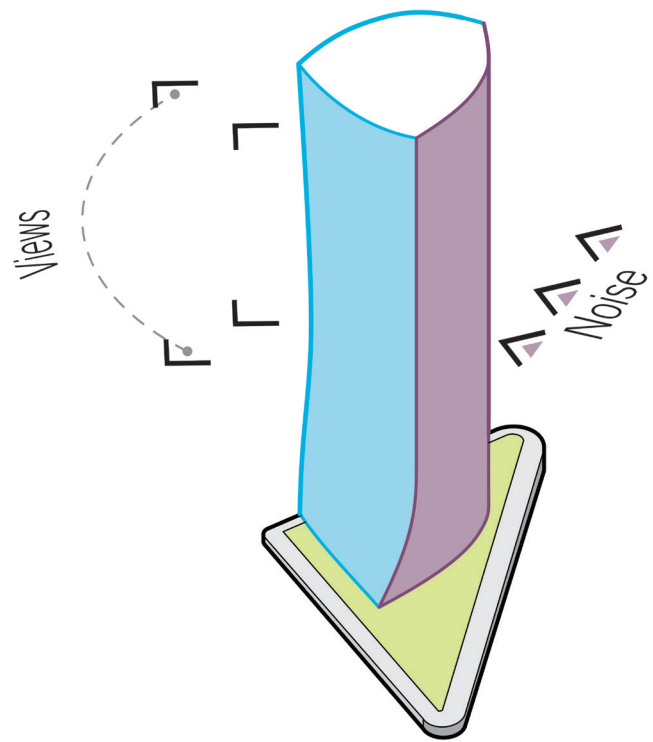


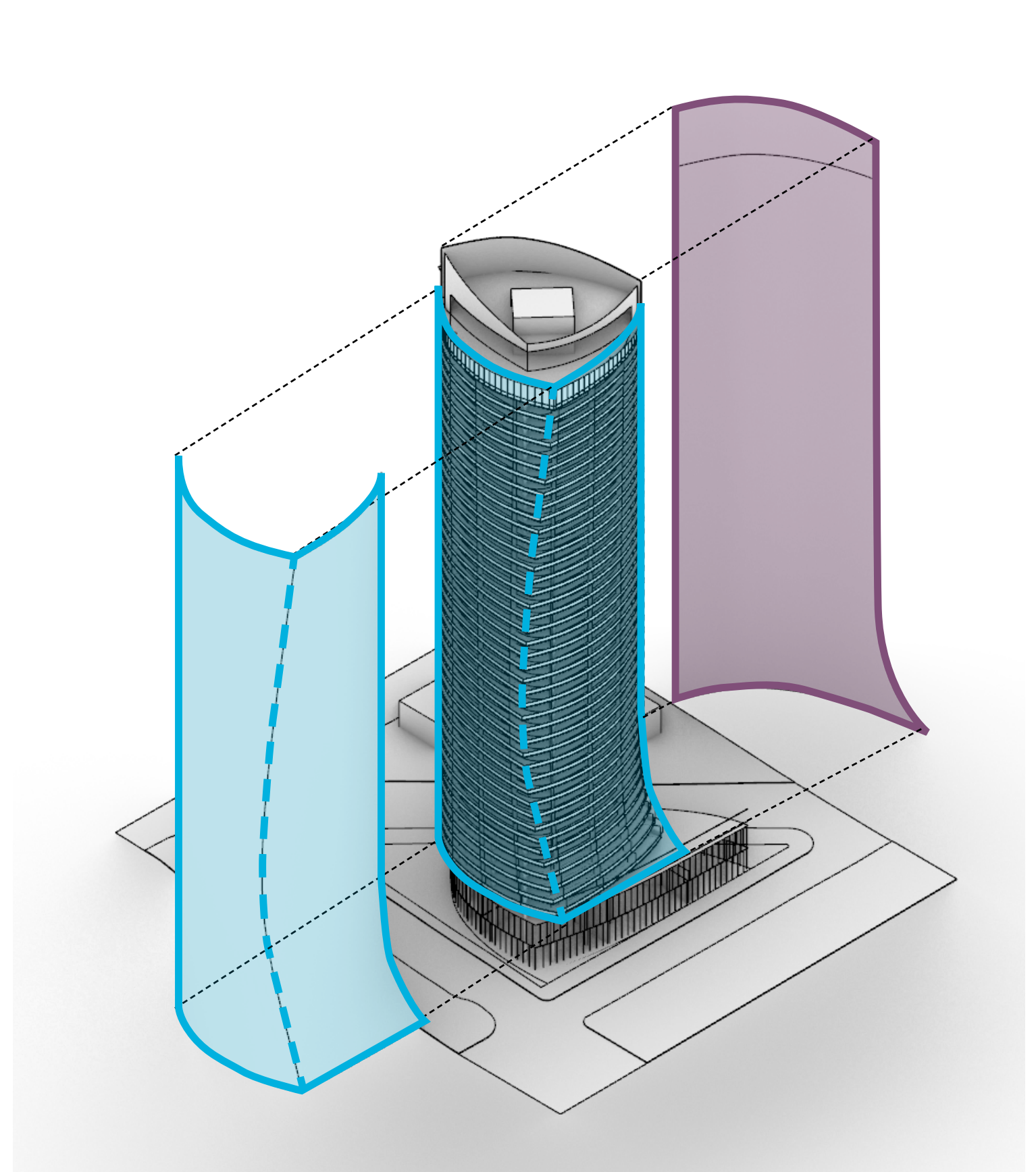
ROOF AMENITY



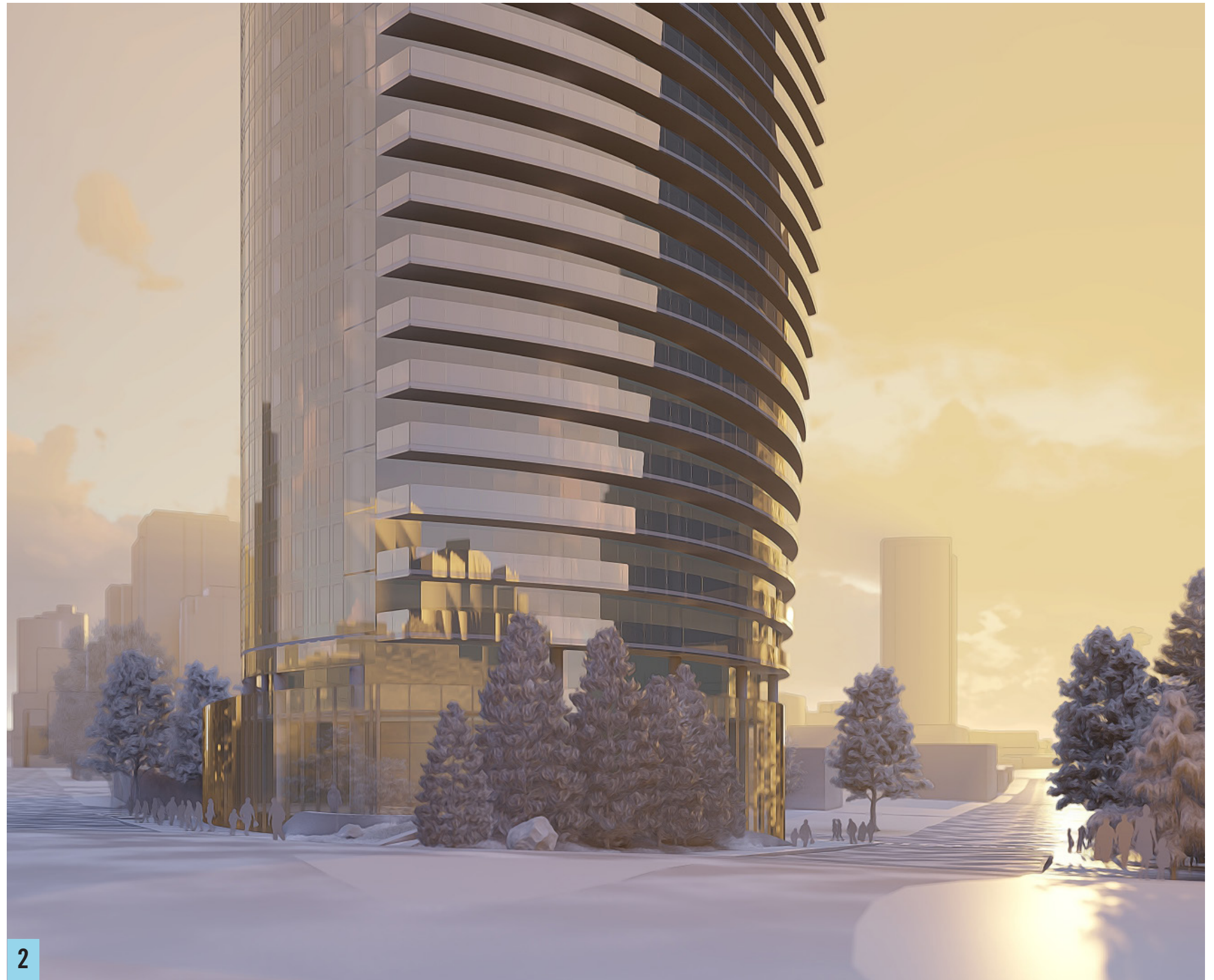
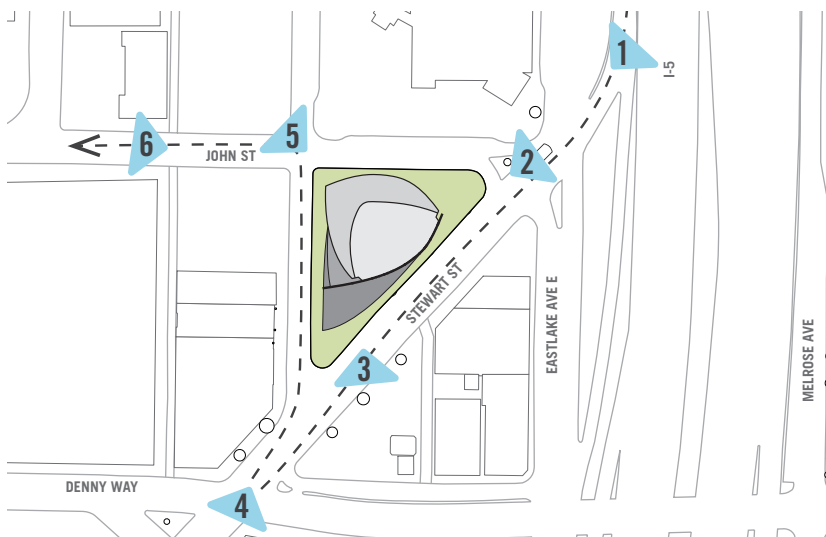
TYPICAL PARKING LAYOUT





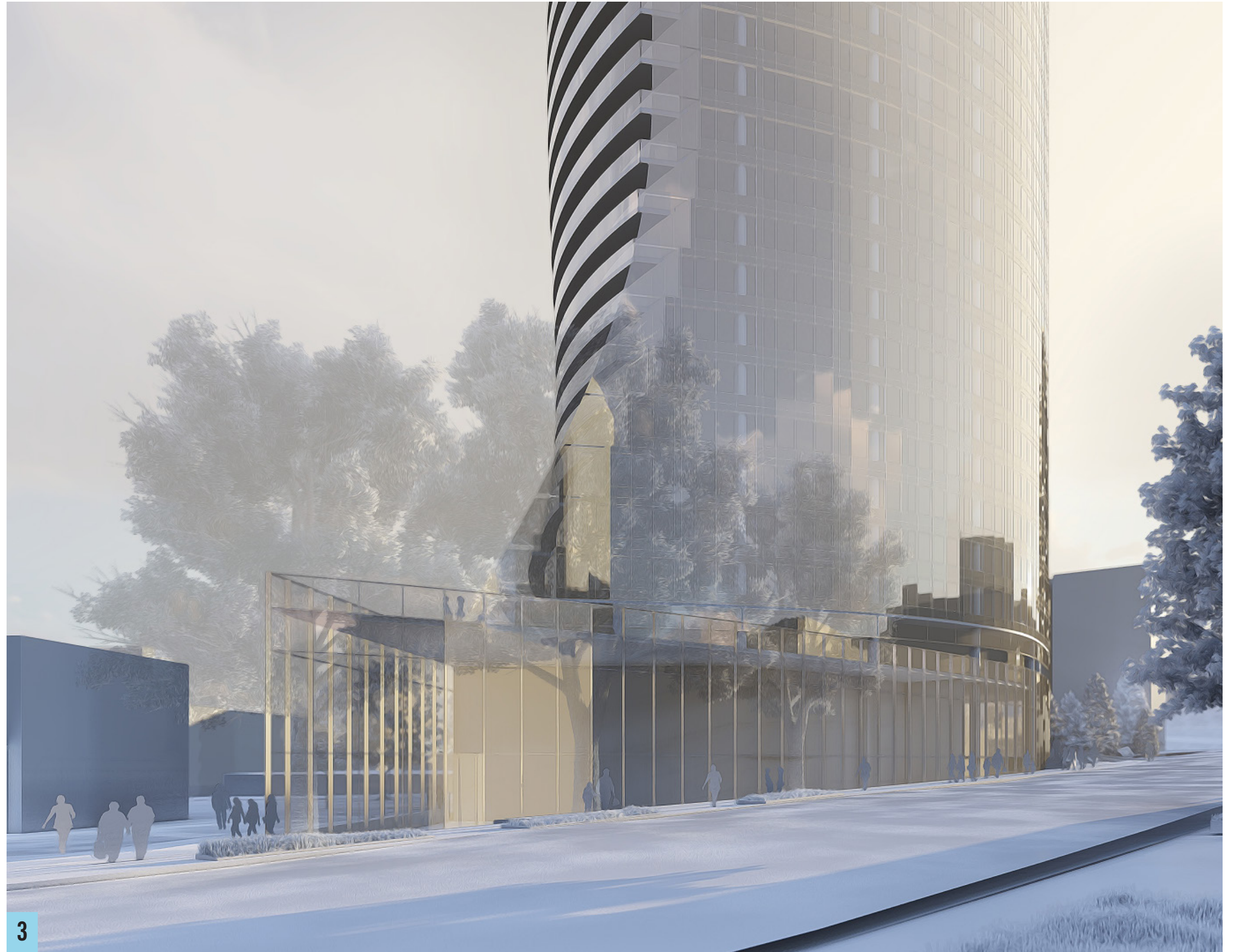
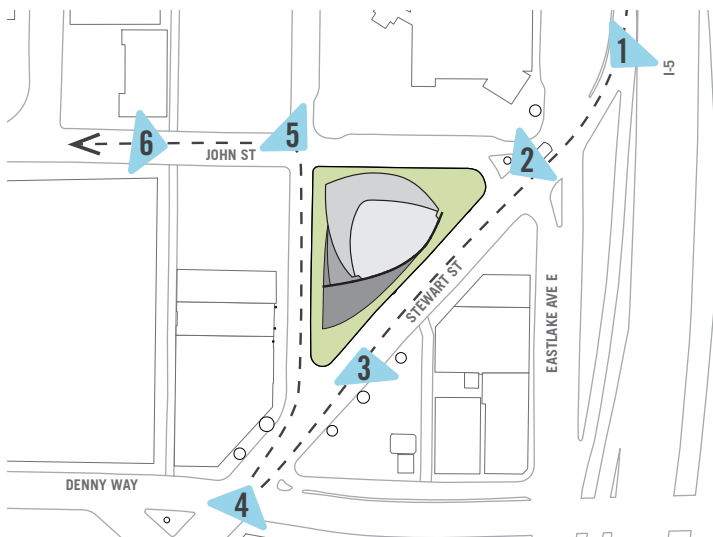


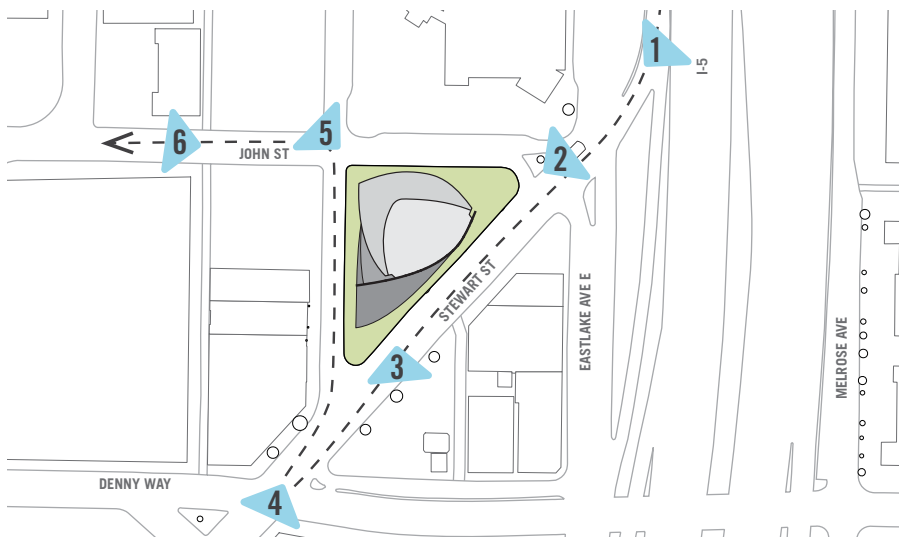




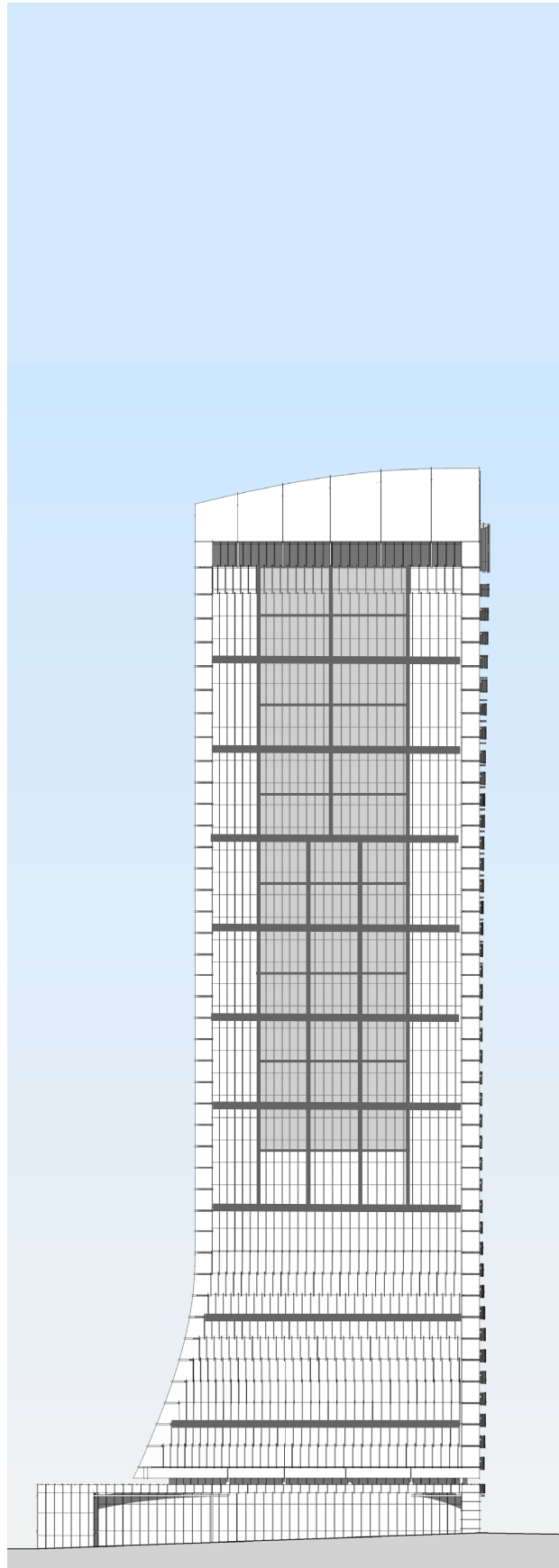
PREFERRED MASSING

STREET LEVEL EXPERIENCE





PREFERRED MASSING

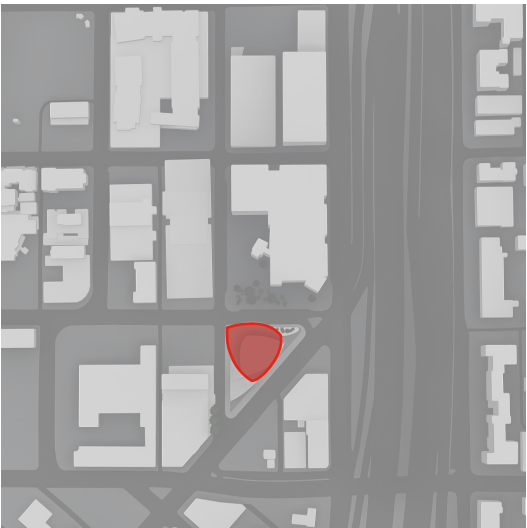
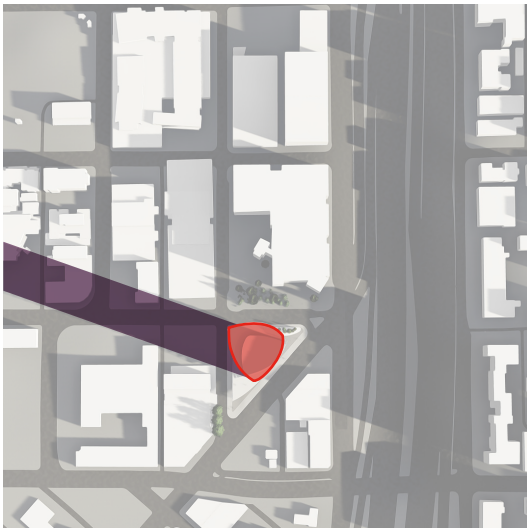


MARCH 21

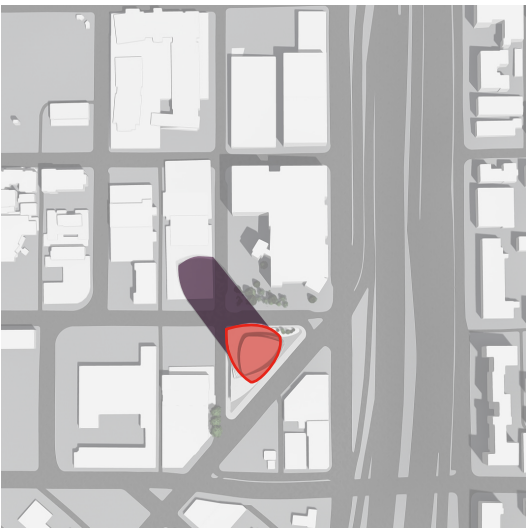
JUNE 21

SEPTEMBER 21

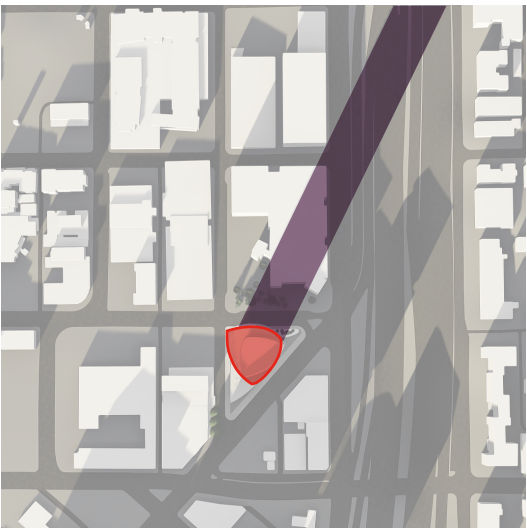
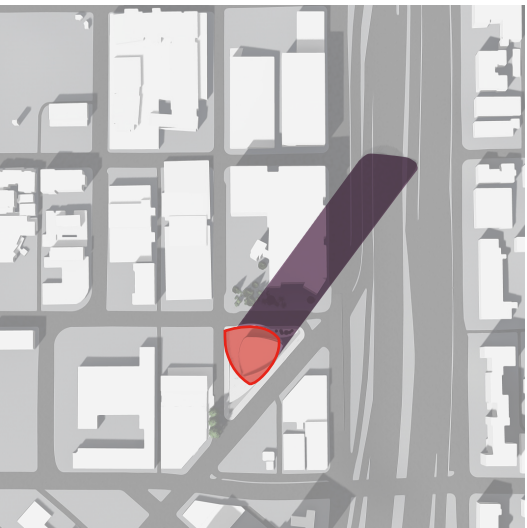
DECEMBER 21



9 AM



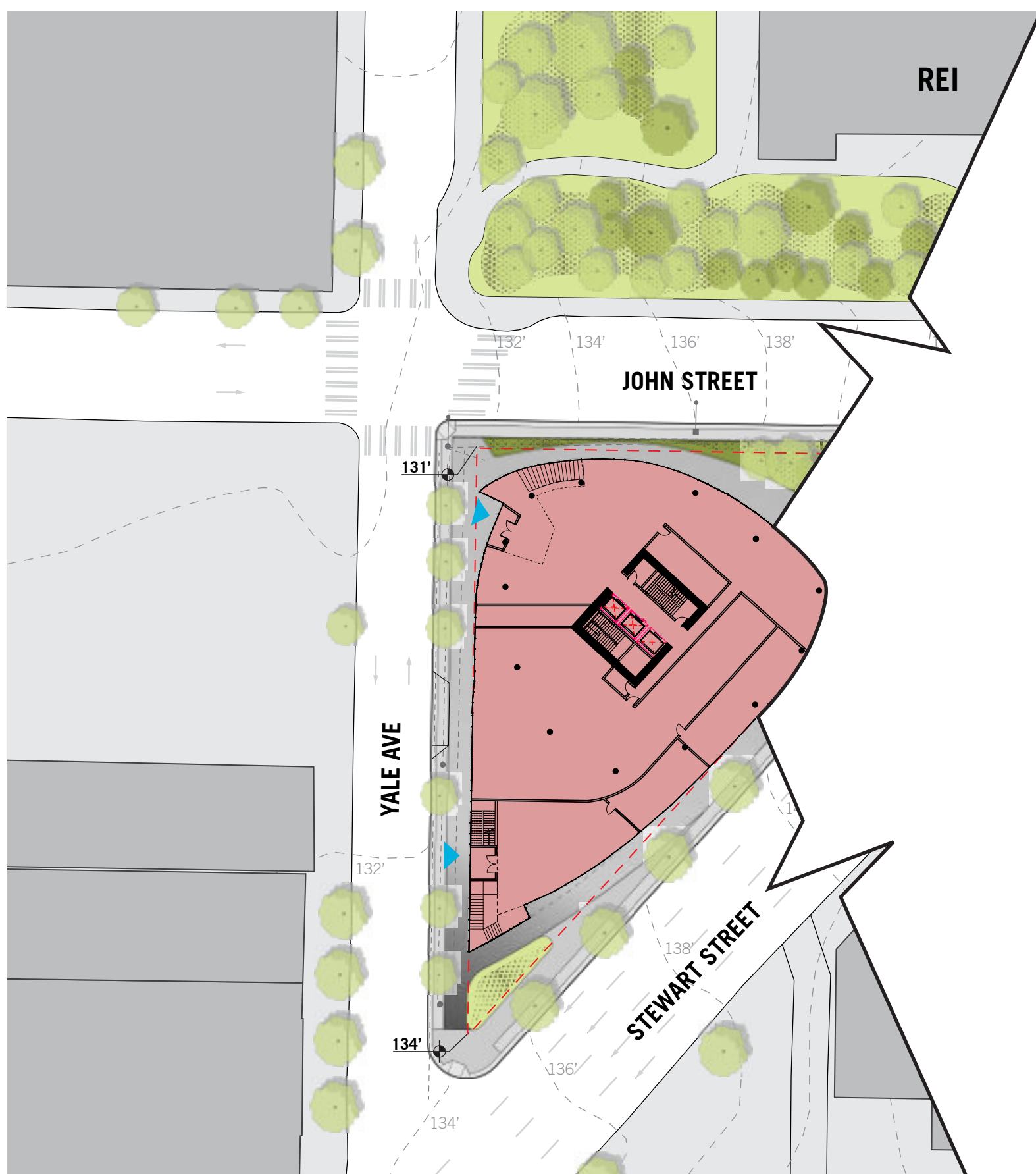
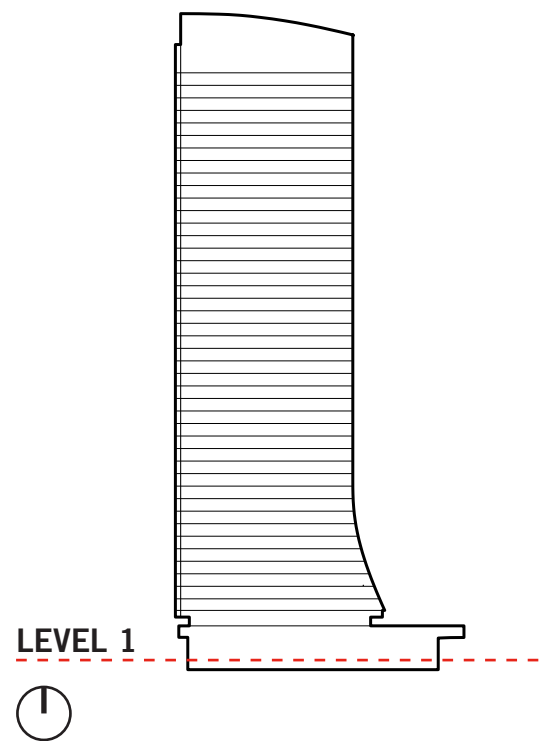
12 PM

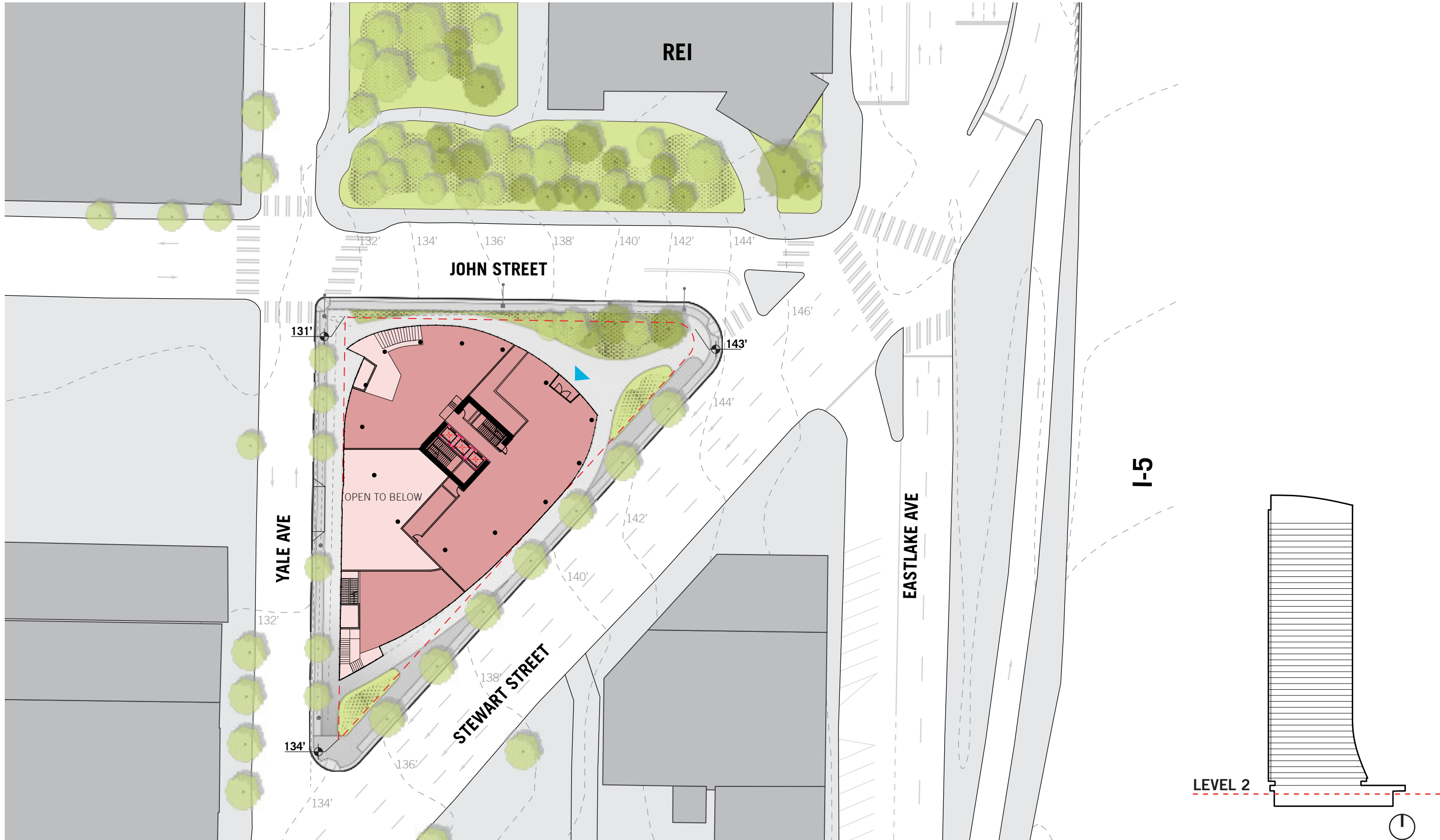


3 PM

PREFERRED MASSING

LEVEL 1 FLOOR PLAN

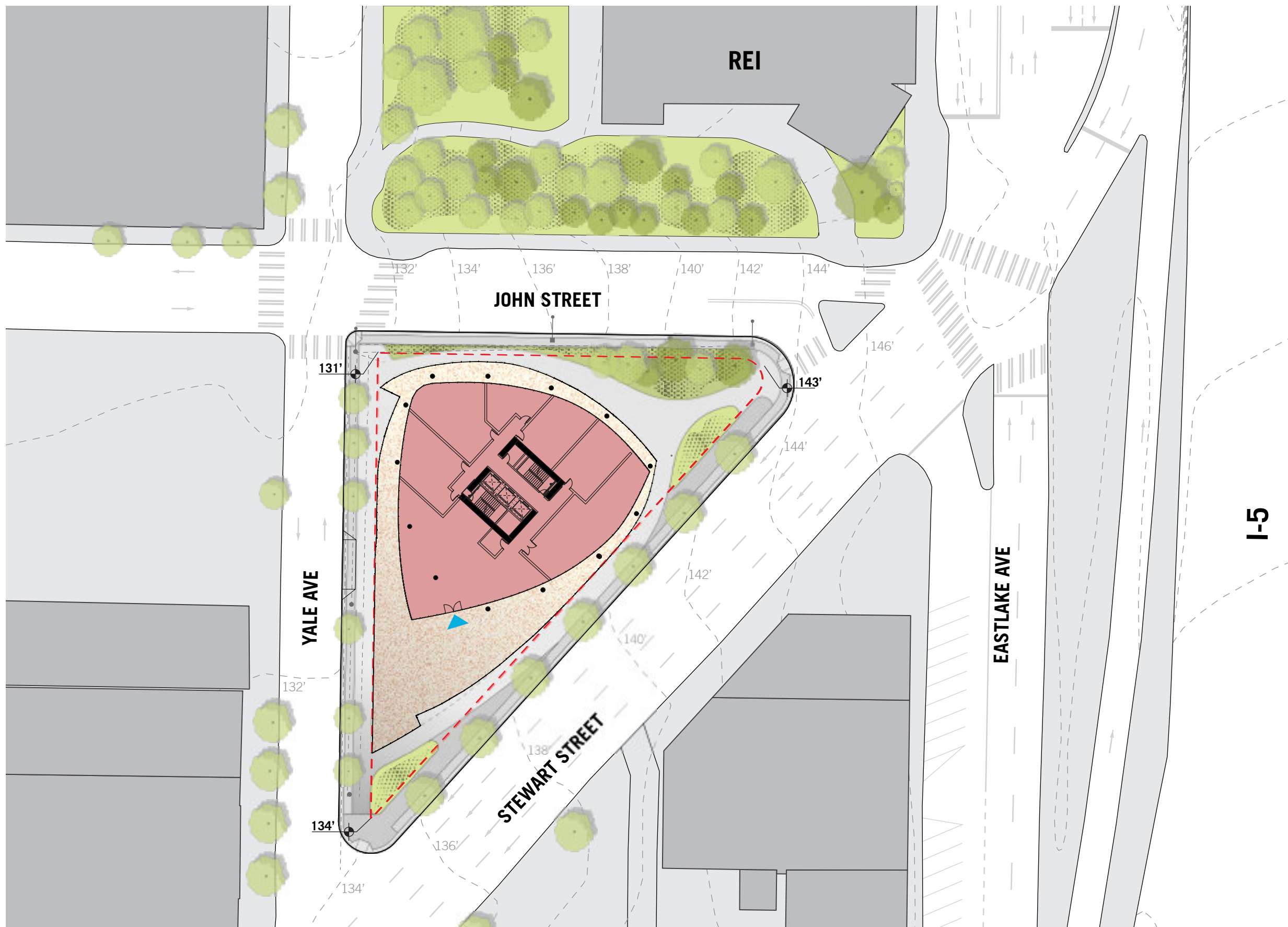


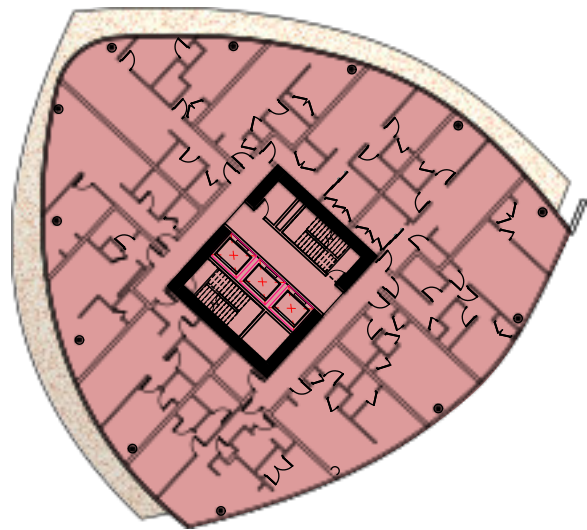


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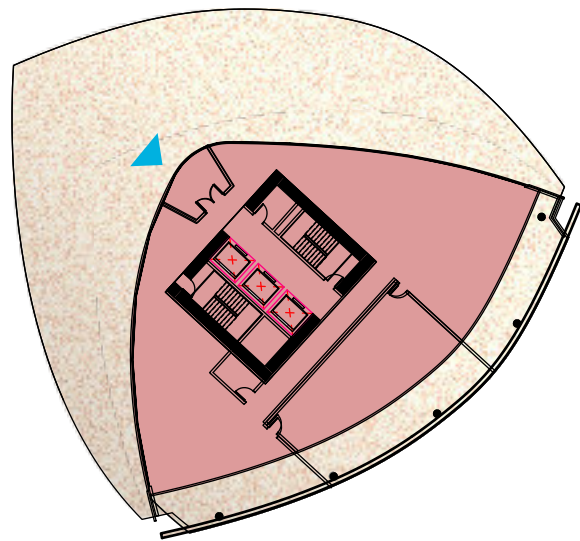
LEVEL 3 FLOOR PLAN

LEVEL 3

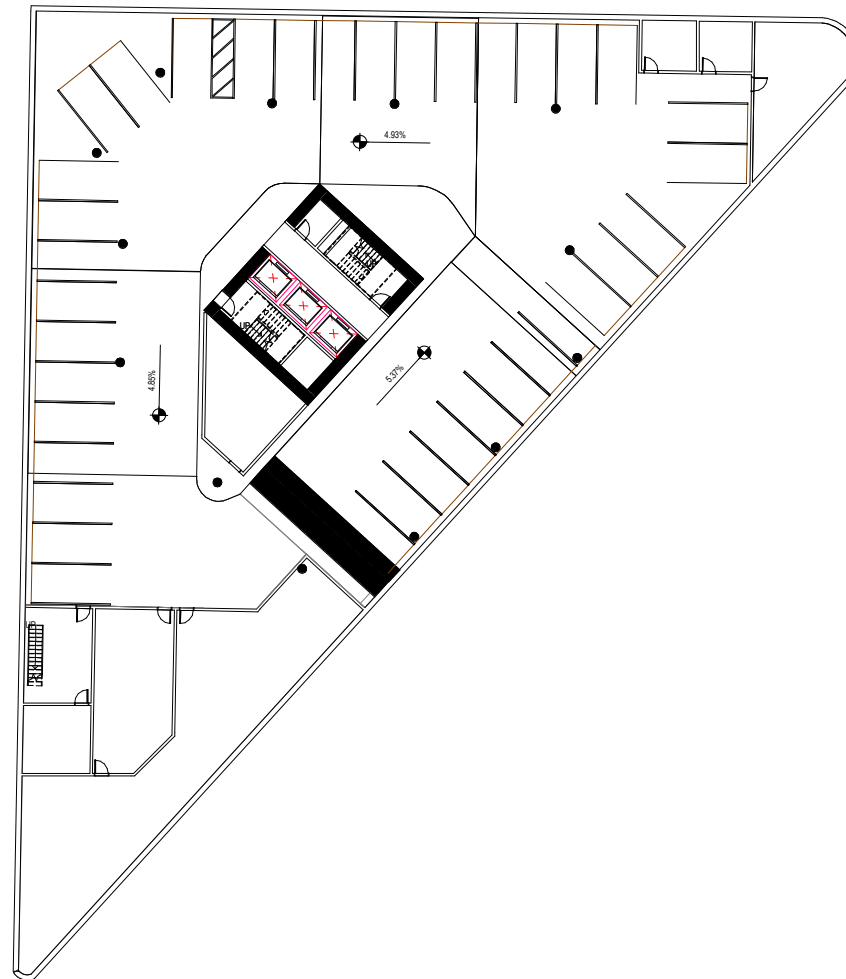




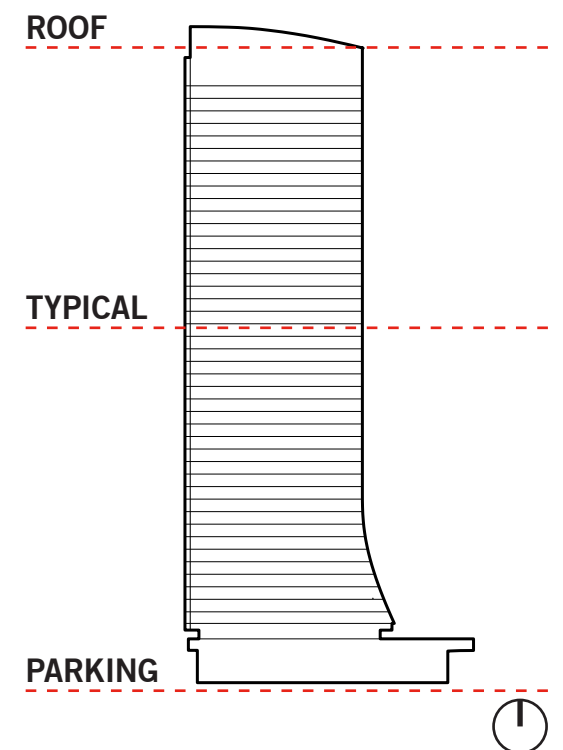
TYPICAL UNIT LAYOUT



ROOF AMENITY



TYPICAL PARKING LAYOUT



DEPARTURE

PREFERRED SCHEME SETBACK

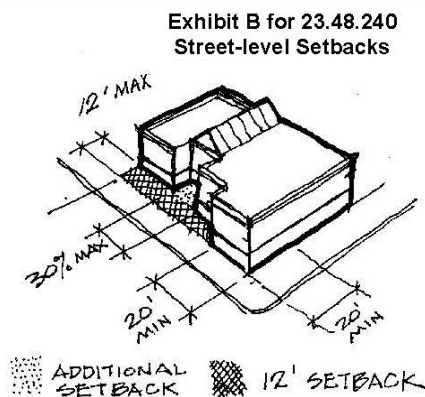
ZONING STANDARD:

SMC 23.48.240 - STREET-LEVEL DEVELOPMENT STANDARDS IN SOUTH LAKE UNION URBAN CENTER:

B.1.b

"The street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to the following (Exhibit B for 23.48.240)

- 1) The setback area shall be landscaped according to the provisions of subsection 23.48.055.A.3;
- 2) Additional setbacks are permitted for up to 30 percent of the length of portions of the street-facing facade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner

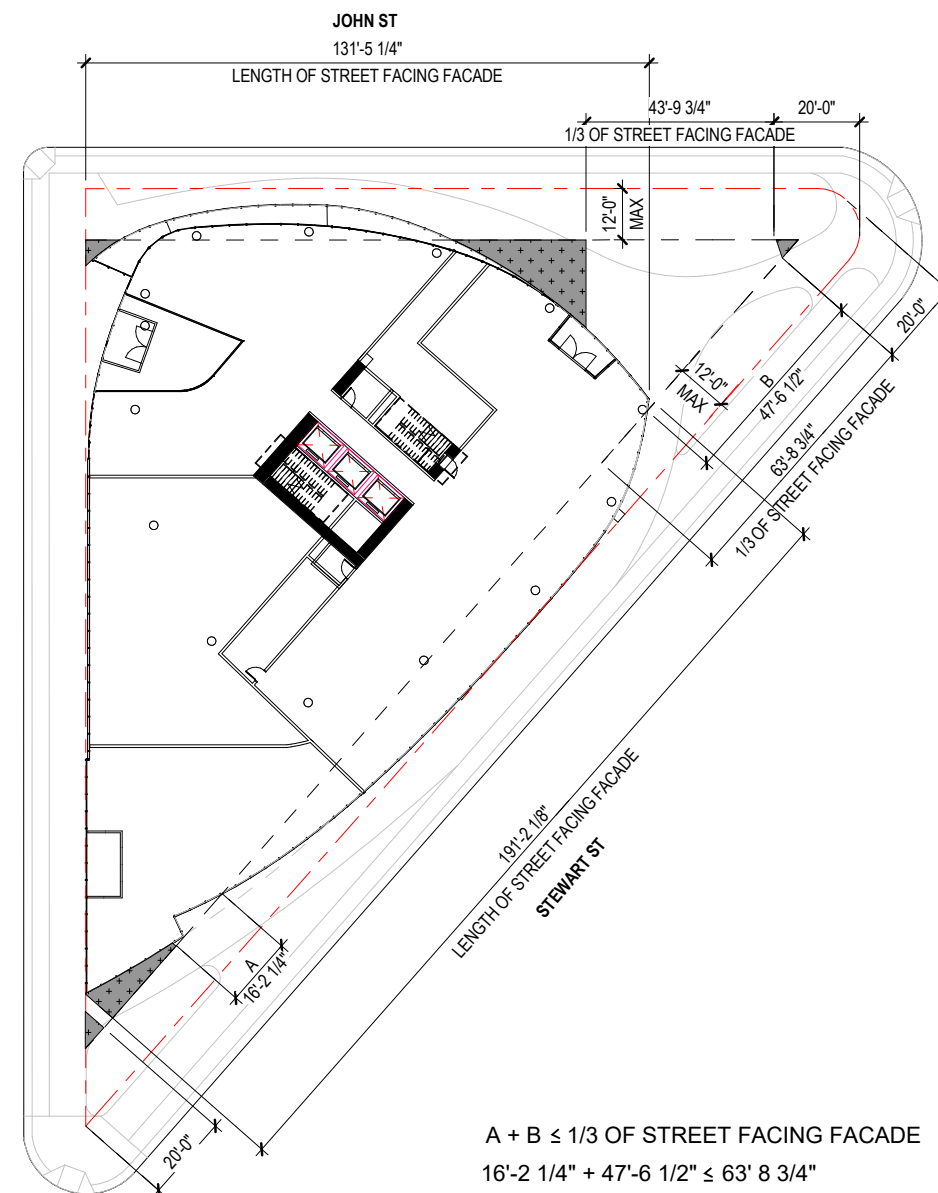


DEPARTURE REQUEST:

The preferred podium plan sets back further from the corners (per the adjacent diagram) than specified in SMC 23.48.240; this would require a departure from the setback limits indicated in gray.

RATIONALE:

The preferred podium plan creates an enhanced pedestrian environment. Additional open space and plantings are accommodated in the increased space. The building at grade is set back from the busiest arterial street. Pedestrian safety is enhanced, and a sense of place and gateway is created by the sculptural engagement of the building with the site.



MODULATION COMPLIANCE VERIFICATION:

In our pre-submittal conference with SDCI planning staff, it had not yet been verified if the preferred massing would conform to the facade modulation standard. Subsequent review and analysis has concluded that the preferred alternative massing does not require a departure from this standard.

